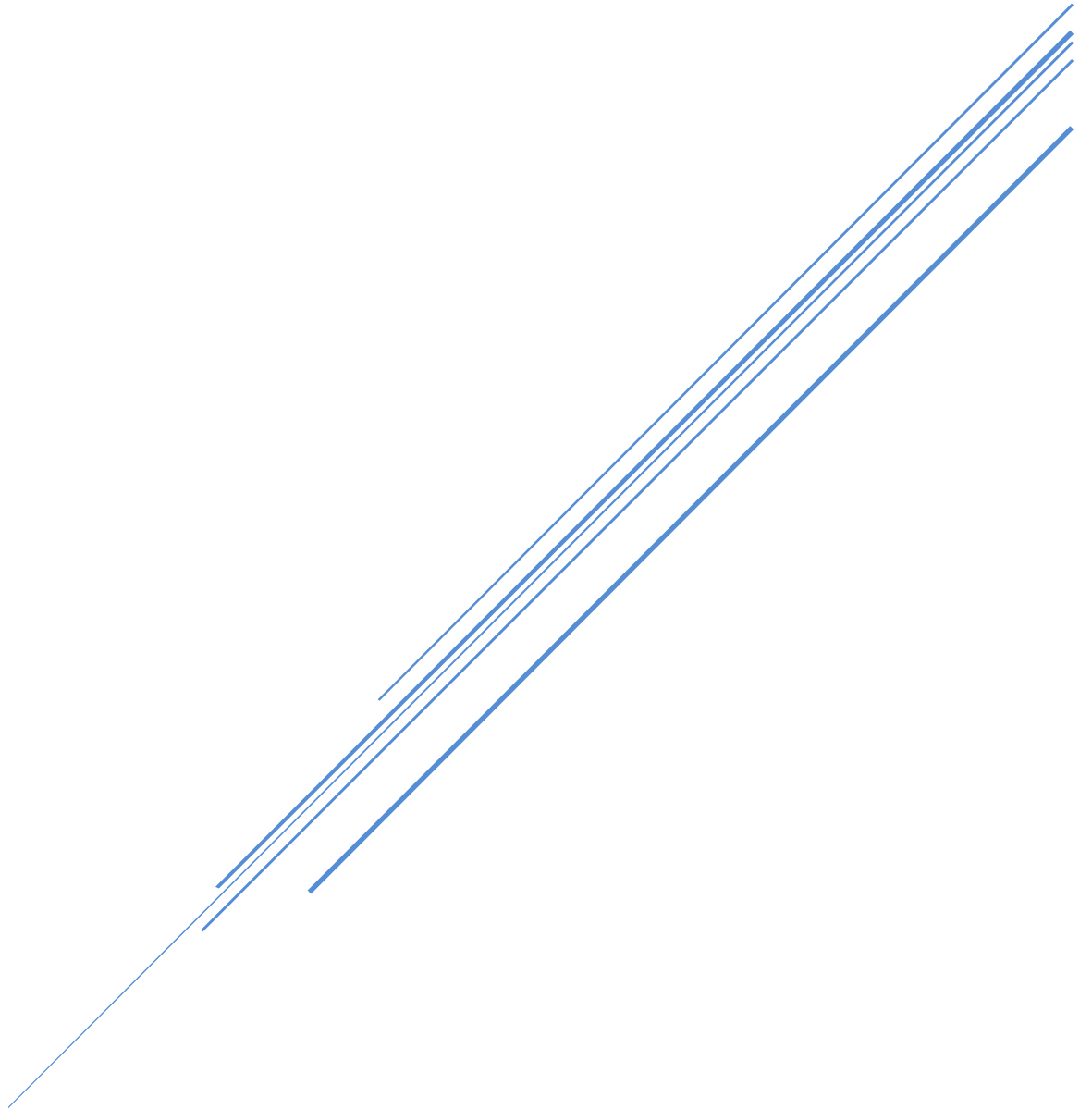


CITY OF COSTA MESA

2017-2018 Annual Action Plan



July 21, 2017

Contents

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b)	5
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	6
AP-12 Participation – 91.105, 91.200(c)	14

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)	16
---	----

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.2209(c)(3)&(e)	20
AP-35 Projects – 91.220(d)	23
AP-38 Projects Summary	24
AP-50 Geographic Distribution – 91.220(f)	33

Affordable Housing

AP-55 Affordable Housing – 91.220(g)	34
AP-60 Public Housing – 91.220(h)	35
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	36
AP-75 Barriers to affordable housing – 91.220(j)	38
AP-85 Other Actions – 91.220(k)	39

Program Specific Requirements	42
-------------------------------------	----

Attachments

- Attachment 1: Five-Year and One-Year Consolidated Plan Outcomes
- Attachment 2: Public Hearing and Comment Period Public Notice
- Attachment 3: Map of CDBG Eligible Areas
- Attachment 4: Analysis of Impediments to Fair Housing Summary and Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Costa Mesa is a recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships Grant (HOME) funds; funds are awarded to the City by the U.S. Department of Housing and Urban Development (HUD). As a recipient, the City is required to prepare a five-year strategic plan known as the Consolidated Plan. The Consolidated Plan identifies and prioritizes housing and community needs, and establishes five-year goals and objectives to address these needs. The City's current Consolidated Plan was approved in May 2015, and covers Fiscal Year (FY) 2015-16 through FY 2019-20.

The Annual Action Plan is the component of the Consolidated Plan that is revised annually. It is the link between the goals and objectives identified in the City's 2015-19 Consolidated Plan and the planned annual expenditure of CDBG and HOME funds over a twelve-month period. The time period covered by the 2017-18 Annual Action Plan begins July 1, 2017, and ends June 30, 2018. The City refers to this time frame as a Fiscal Year (FY).

The 2017-18 Annual Action Plan has been prepared utilizing HUD's eConPlan suite, a module of the Integrated Disbursement and Information System (IDIS). The Annual Action Plan includes several HUD required components including:

1. **Resources** – Federal and other public and private funds expected to be available to address priority needs and objectives identified in the Consolidated Plan, leveraging of non-federal funds, and match requirements for HUD programs.
2. **Description of Activities to be Undertaken** – Descriptions and information regarding activities the City will undertake during FY 2016-17 to meet priority needs.
3. **Geographic Distribution** – A description of the geographic distribution of direct CDBG and HOME-funded activities.
4. **Homeless and other Special Needs** – An outline of the activities that will be taken during the fiscal year to address the needs of the City's households at risk of homelessness, those currently homeless, and individuals that are not homeless, but that have special needs.
5. **Other Actions** - How HUD sub-strategies detailed in the Consolidated Plan will be addressed during the fiscal year (including actions to eliminate impediments to fair housing).
6. **Program Specific Requirements** – CDBG and HOME program requirements.

7. **Certifications & Standard Form 424** - HUD certifications related to the implementation of the Consolidated Plan, Action Plan, and the CDBG and HOME programs. Also, the application forms to HUD for FY 2017-18 CDBG (**\$996,235**) and HOME (**\$334,545**) funds. It is important to note that due to the delay in approval of the 2017 federal budget, the City had completed the Citizen Participation process utilizing estimated grant amounts; however, the draft Action Plan indicated that activities recommended for CDBG or HOME funding would be “proportionally increased or decreased from the estimated funding levels to match actual allocation amounts once they are announced by HUD.” Additionally, on May 31, 2017, HUD notified the City that \$92,0238 in prior recaptured HOME funds would be returned to the City. The allocation of these HOME funds is incorporated into the Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

The 2015-19 Consolidated Plan identifies the following goals and objectives to be undertaken during a five-year period:

High Priority Need

- Owner Occupied Housing Rehabilitation: Rehab 50 units (HOME)
- Code Enforcement: Inspect 1,250 Units (CDBG)
- Emergency Shelter: Assist 10 Persons (CDBG)
- Transitional Housing: Assist 75 Persons (CDBG)
- Rapid Re-housing: Assist 75 Households (CDBG)
- Homelessness Prevention: Assist 25 Persons (CDBG)
- Senior Services: Assist 2,500 Persons (CDBG)
- Disabled Services: Assist 150 Persons (CDBG)
- Youth Services: Assist 1,250 Persons (CDBG)
- Low/Moderate Income Services: Assist 750 Persons (CDBG)
- Public Facilities: Benefit 2,500 Persons (CDBG)
- Public Infrastructure: Benefit 7,500 Persons (CDBG)
- Program Admin: 5 Years (CDBG and HOME)

Low Priority Need

- Rental Housing Rehabilitation: Rehab 1 Unit (HOME)
- Rental Housing Acquisition: Acquire 1 Unit (HOME)
- Tenant-Based Rental Assistance: Assist 1 Household (HOME)

3. Evaluation of past performance

Fiscal Year 2016-17 is the second year of the 2015-19 Consolidated Plan cycle; year-end program accomplishments are not available at this time; however, one-year accomplishment data for FY 2015-16 is available. This information is provided in table format as **Attachment 1**.

4. Summary of Citizen Participation Process and consultation process

For the preparation of the 2017-18 Annual Action Plan, the following opportunities for public participation were taken:

- Distribution of a Notice of Availability of Funds for outside agencies
- Ad-hoc Resident Committee advisory committee public meeting to receive input regarding public service needs and to prioritize funding for FY 2017-18 public service grants (March 2, 2017).
- Public Notice - 30-day comment period and public hearing
- Public Hearing - City Council Public Hearing to receive additional public input and to approve the FY 2017-18 Annual action Plan (May 2, 2017).
- Public Notice - 14-day comment period and public hearing – necessary to allocate returned HOME funds.
- Public Hearing – Ad-hoc Resident Committee to receive public input regarding the allocation of returned HOME funds (July 20, 2017).

5. Summary of public comments

No written comments were received by the City during the public review period. Five individuals spoke at the public hearing. Three represented CDBG grant applicants. These individuals thanked the City Council for past support and asked the Council to support the recommendation for FY 2017-18 funding. One resident also spoke in favor of Action Plan. One individual raised concerns regarding the use of HUD funds to rehabilitation housing for commercial purposes. Program staff responded that the City only provides assistance for owner-occupied housing. With respect to the second comment period and public hearing, no public comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

None.

7. Summary

The 2017-18 Annual Action Plan is the link between the 2015-19 Consolidated Plan and the expenditure of federal CDBG and HOME funds. HUD has announced that the City will receive **\$996,235** in CDBG and **\$334,545** in HOME funds for FY 2017-18. Prior year uncommitted funds and program income may also be available to carry out eligible activities. Additionally, prior year HOME funds returned to the City by HUD will be allocated for eligible activities. The Action Plan outlines the activities the City plans to undertake to address the priority housing and community needs identified in the Consolidated Plan. The time period covered by the 2017-18 Annual Action Plan begins July 1, 2017, and ends June 30, 2018.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	COSTA MESA	Housing & Community Dev/Development Services
HOME Administrator	COSTA MESA	Housing & Community Dev/Development Services

Table 1 – Responsible Agencies

Narrative (optional)

The City's Housing and Community Development (HCD) Division of the Development Services Department is primarily responsible for the preparation of the Consolidated Plan, Annual Action Plan, and for administration of CDBG and HOME funds.

Consolidated Plan Public Contact Information

Mike Linares, CDBG/HOME Coordinator, 77 Fair Drive, Costa Mesa, CA 92628 (714) 754-5678 – mike.linares@costamesaca.gov.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Consolidated Plan/Annual Action Plan process requires jurisdictions to contact and consult with other public and private agencies, and residents when developing respective plans. For the FY 2017-18 Annual Action Plan, the City consulted with the public and private agencies listed below. Also listed below are the steps taken by the City to solicit the input of community residents.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Costa Mesa does not own or manage public housing. Similarly, the City does not administer the Housing Choice Voucher or Section 8 Certificate rental assistance programs. The rental assistance voucher/certificate programs are administered in the City of Costa Mesa by the Orange County Housing Authority (OCHA). The City is a member of the OCHA Cities Advisory Committee, which provides OCHA staff with input regarding program policies.

The City's Network for Homeless Solutions (NHS) is a taskforce comprised of representatives of various City departments, other government agencies, nonprofit service agencies, and representatives of faith-based service providers. The main focus of the NHS is to find workable solutions to address the needs of the homeless, especially those with close ties to Costa Mesa. Additionally, the City works closely with other Orange County HUD-grantee communities to develop regional plans and to share program management data.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Since 2014, the Network for Homeless Solutions (NHS) has been in place to directly address homeless issues in Costa Mesa. As outlined above, the NHS is a working group of City staff, representatives of service providers and faith-based organizations. The NHS is focused on establishing direct links to services for the homeless - especially for those with strong ties to Costa Mesa - and facilitating access to services and housing options. Another key element of this working group is the undertaking of a unique count of the City's homeless with the assistance of local volunteers, churches, and Vanguard University (located in Costa Mesa). The NHS also serves as a liaison to the business community and resident groups.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is not a recipient of Emergency Solutions Grant (ESG) funds; therefore, it does not assist the Orange County – Continuum of Care (OC-CoC) with the determination of ESG allocations, nor evaluating outcomes, or developing policies and procedures for the administration of Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Public Housing Authority (PHA)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding households receiving HUD rental assistance and regarding households on wait list for housing assistance.
2	Agency/Group/Organization	City of Costa Mesa
	Agency/Group/Organization Type	Housing Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various City departments, commissions and City Council provided a variety of data and information. Also played a key role in identifying priorities and the allocation of HUD funds.

3	Agency/Group/Organization	211 Orange County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Homeless Management Information System (HMIS)
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding regional homeless, housing/service gaps for homeless, and HMIS management.
4	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Impediments to Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provided data regarding fair housing issues in the community and input regarding impediments to fair housing. Also, assisted in developing action steps to address impediments to fair housing.
5	Agency/Group/Organization	Mercy House Transitional Living Centers
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency assisted with development of the City's homeless strategy and implementation of service/housing programs to assist the homelessness and those at risk of becoming homeless.
6	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and assisted with implementation of the City's homeless service/housing strategy with a focus on homeless families with children.
7	Agency/Group/Organization	Colette's Children's Home
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and assisted with implementation of the City's homeless service/housing strategy with a focus on homeless women and women with children.
8	Agency/Group/Organization	Elwyn California
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input regarding City's special needs populations, specifically employment opportunities for persons with developmental disabilities.
9	Agency/Group/Organization	Youth Employment Services
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Youth services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and provided input regarding the City's youth, specifically employment needs/opportunities for youth age 16 to 24.
10	Agency/Group/Organization	Community SeniorServ
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and provided input regarding the City's special needs populations, specifically seniors and frail elderly.
11	Agency/Group/Organization	Council on Aging Orange County
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and provided input regarding the City's special needs populations, specifically seniors, frail elderly/disabled adults. Also provided data regarding special needs housing resources.
12	Agency/Group/Organization	Vanguard University
	Agency/Group/Organization Type	University
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annual count and survey of Costa Mesa homeless.
13	Agency/Group/Organization	Trellis
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency helped identify needs and assisted with implementation of the City's homeless service/housing strategy with a focus on chronic homeless.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made an effort to have as open a consultation process as possible; no one agency type was knowingly not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	211-OC	Helped determine needs and program goals to address homelessness in the City
Multi-Jurisdictional Analysis of Impediments to Fair Housing	OC HUD Grantee Cities	Identified multi-jurisdictional fair housing impediments that were applicable to the City and which were incorporated into Consolidated Plan/Annual Plan goals
5-Yr. & 1-Yr. Public Housing Authority (PHA) Plan	Orange County Housing Authority (OCHA)	OCHA provided information regarding the housing needs of lower income renter households, which were incorporated into the Consolidated Plan
City of Costa Mesa Capital Improvement Plan	City of Costa Mesa	Identified projects within CDBG-eligible areas and citywide, which were used to establish Con Plan goals
City of Costa Mesa Housing Element	City of Costa Mesa	Identified housing needs, goals, and program for all economic segments of City
2015 Costa Mesa Homeless Count	Vanguard University	Costa Mesa homeless census data was utilized to prioritize use of limited funding and to identify the most vulnerable among the City's homeless

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City took several steps to obtain the input of community residents and stakeholders in order to develop the 2017-18 Annual Action Plan. Consultation efforts included public meetings (resident advisory committee and City Council) and notices.

Specifically, for the 2017-18 planning process, the City utilized its internet webpage and newspaper notices, to inform residents and stakeholders of the opportunity to provide input and to review/comment on the draft Action Plan. All City Council meetings were notices in local newspapers of general circulation. Additionally, the draft 2017-18 Annual Action Plan was posted on the City's website for public review and comment, and hard copies were made available during the required 30-day public comment period which was held from April 1, 2017, to May 1, 2017 (see **Attachment 2**). Pursuant to HUD's direction, the City held a second public comment period and public hearing. A copy of the notice for this latter meeting is also included in **Attachment 2**.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Citizen Advisory Committee. 9 committee members discussed priority public service needs (3/2/17)	None	None	NA
2	Newspaper Ad	Non-targeted/broad community	30-day public comment period (4/1/17 to 5/1/17)	None	None	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	Date: 5/2/17 Regular City Council meeting. Three individuals spoke during public comments portion of public hearing.	5 speakers: 3 thanked City for past and continued support; 1 supported Action Plan recommendations; 1 sought clarification on use of funds for housing rehab	None	NA
4	Newspaper Ad	Non-targeted/broad community	14-day public comment period (7/6/17 to 7/19/17)	None	None	NA
5	Public Hearing	Non-targeted/broad community	Date: 7/20/17 Special Ad-hoc Resident Committee meeting	None	None	NA

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Fluctuations in CDBG and HOME funding make it difficult to estimate the amount that will be available over the five-year time period of the Consolidated Plan. With the loss of redevelopment funding in 2012, the only funds that may be available to implement the Consolidated Plan are General Fund and local housing authority resources. Rental assistance voucher and certificate resources may also be available via the Orange County Housing Authority (OCHA). During the time that the City prepared the 2017-18 Annual Action Plan, the 2017 Federal budget has not been approved; however, HUD had provided guidelines that allowed the City to move forward with the Action Plan process provided the draft plan stipulated that proposed grant amounts would be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts once they are announced by HUD. On June 14, 2017, HUD published grant allocations. Based on this notice, the City will receive \$996,235 in CDBG and \$334,545 in HOME funds. Furthermore, on May 31, 2017, HUD notified the City that \$92,238 in prior year recaptured HOME funds would be returned to the City. In addition to these resources, the City has identified additional prior year grant funds that will be available during the fiscal year. The City's application for CDBG and HOME funds is in the form of the SF 424 (attached).

Priority Table

Program	Source of Funds	Uses of Funds	Annual Allocation: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	996,235	

Program	Source of Funds	Uses of Funds	Annual Allocation: \$	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	334,545	
General Fund	public - local	Public Services Other	0	
Other	public - federal	Other	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In past years, the City was able to leverage federal funds with local redevelopment funds. In 2012 the State Legislature and Governor Brown passed legislation to dissolve all redevelopment agencies in the State. As a result, this funding source is no longer available. For the foreseeable future, it appears that the City will continue to allocate limited General Fund and local housing authority resources for homeless services. For FY 2017-18, approximately \$375,000 will be committed for these services. The City has a HOME match surplus available to meet HOME match

program requirements.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Costa Mesa is considered a built out community with little vacant land available for new development. The City has begun to recycle land to accommodate housing growth. The City's Housing Element identifies City owned properties and considers various options for the sites. Additional development opportunities are identified in the Housing Element and are mirrored in the 2015-19 Consolidated Plan.

Discussion

Funding resources to implement the City's 2017-18 Annual Action Plan are limited. For FY 2017-18, the City will receive \$996,235 in CDBG funding and \$334,545 in HOME funding. Prior year funds for both CDBG and HOME will also be available. In recent years, HOME housing rehab loan repayments have provided the City with additional funding; however, this source is susceptible to the fluctuations of the economy and is unpredictable. HUD has invested additional resources into housing assistance vouchers and certificates, and OCHA has aggressively pursued these new resources. The City will continue to support OCHA's efforts to secure new rental assistance resources. For the foreseeable future, the City will continue to support homeless service programs serving individuals with strong ties to Costa Mesa with local funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	
1	Owner Occupied Housing Rehabilitation	2015	2019	A
2	Rental Housing Acquisition	2015	2019	A
3	Program Administration	2015	2019	A
4	Code Enforcement	2015	2019	A
5	Public Infrastructure Improvements	2015	2019	N D
6	Homelessness Prevention	2015	2019	H
7	Transitional Housing	2015	2019	H

Sort Order	Goal Name	Start Year	End Year	
8	Rapid Rehousing	2015	2019	H
9	Youth Services	2015	2019	N D
10	Senior/Frail Elderly Services	2015	2019	N
11	Low and Moderate Income Persons	2015	2019	N D

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	HOME funds for owner-occupied housing rehabilitation loans and grants.
2	Goal Name	Rental Housing Acquisition
	Goal Description	Funds available to assist CHDO with acquisition and/or rehabilitation of housing - project to be determined.
3	Goal Name	Program Administration
	Goal Description	CDBG and HOME program administrative costs.

4	Goal Name	Code Enforcement
	Goal Description	Housing and building code enforcement to arrest deterioration in eligible residential areas.
5	Goal Name	Public Infrastructure Improvements
	Goal Description	Roadway rehabilitation and concrete parkway improvements.
6	Goal Name	Homelessness Prevention
	Goal Description	Homelessness prevention assistance and support services and funding for chronic homeless outreach services.
7	Goal Name	Transitional Housing
	Goal Description	Transitional (interim) housing and support services for homeless families.
8	Goal Name	Rapid Rehousing
	Goal Description	Access to permanent housing with wrap-around supportive services.
9	Goal Name	Youth Services
	Goal Description	Employment skills and placement services for young adults and teens.
10	Goal Name	Senior/Frail Elderly Services
	Goal Description	Counseling and meal programs for seniors and frail elderly.
11	Goal Name	Low and Moderate Income Persons
	Goal Description	Services for lower income households including fair housing outreach, education and enforcement services.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

It is estimated that seven extremely low-income (0%-30%), three low-income (a.k.a., very low-income 30%-50%), and one moderate-income (a.k.a. low-income 50%-80%) households will benefit from HOME-funded activities during FY 2017-18. If a Community Housing Development

Organization (CHDO) project comes to fruition, units would also be for very low-income and extremely low-income households.

AP-35 Projects – 91.220(d)

Introduction

FY 2017-18 CDBG and HOME funding has been allocated for the activities listed below:

#	Project Name
1	Housing Rehabilitation
2	HOME Administration
3	CHDO Housing
4	Special Housing Code Enforcement
5	Pomona Avenue Roadway Improvements
6	Community SeniorServ Meal Programs
7	Council on Aging
8	Youth Employment Services Program
9	Colette's Children's Home Transitional Housing Program
10	Families Forward Housing Program
11	Mercy House Homelessness Prevention & Rapid Rehousing Program
12	Trellis
13	Fair Housing Foundation
14	CDBG Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Activities were selected for funding based on the priority housing and community needs established in the Consolidated Plan. Due to a reduction and/or lack of funding, some needs may not be addressed during FY 2017-18 (e.g., TBRA). Due to public service grant funding policies approved by the Costa Mesa City Council in January 2016, sufficient CDBG funding was not available to fund programs serving all underserved populations.

Projects

AP-38 Projects Summary

FY 2017-18 CDBG and HOME funding has been allocated for the activities listed below:

Project Summary Information

Table 9 – Project Summary

1	Project Name	Housing Rehabilitation
	Target Area	Citywide
	Goals Supported	Owner Occupied Housing Rehabilitation
	Needs Addressed	Owner Occupied Housing
	Funding	HOME: \$368,147
	Description	HOME funds for owner occupied housing rehabilitation loans and grants
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	11 housing units occupied by low and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Housing rehabilitation loans and grants to address deferred property improvements and building code deficiencies
2	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration

	Needs Addressed	Program Administration
	Funding	HOME: \$47,854
	Description	HOME funds for program oversight and coordination. \$47,854 (\$33,454 FY 17/18 funds plus \$14,400 FY 16/17 funds)
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	77 Fair Drive, Costa Mesa CA
	Planned Activities	HOME program oversight and coordination - \$47,854 (\$33,454 FY 17/18 funds plus \$14,400 FY 16/17 funds)
3	Project Name	CHDO Housing
	Target Area	Citywide
	Goals Supported	Rental Housing Acquisition
	Needs Addressed	Rental Housing Acquisition/Rehabilitation
	Funding	HOME: \$101,289
	Description	HOME CHDO funds reserved for eligible housing project (to be determined)
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBD - Goal entered for data input purposes only.
	Location Description	TBD
	Planned Activities	TBD - \$50,182 FY 17/18 funds plus \$51,107 FY 16/17 funds

4	Project Name	Special Housing Code Enforcement
	Target Area	CDBG Eligible Areas
	Goals Supported	Code Enforcement
	Needs Addressed	Housing Code Enforcement
	Funding	CDBG: \$320,000
	Description	Enforcement of housing and building codes to address substandard conditions in residential neighborhoods within eligible Census Tracts and Block Groups
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	200 residential units
	Location Description	Eligible Census Tracts and Block Groups
	Planned Activities	Enforcement of housing and building codes
5	Project Name	Pomona Avenue Roadway Improvements
	Target Area	CDBG Eligible Areas
	Goals Supported	Public Infrastructure Improvements
	Needs Addressed	Public Infrastructure
	Funding	CDBG: \$477,553
	Description	Funding for street, gutter and crosswalk improvements
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	5,500 residents

	Location Description	CT: 0636.04 BG: 1 and CT: 0626.05 BG: 3 – 90.5% Low/Moderate-income
	Planned Activities	Residential street pavement rehabilitation – Pomona Ave between 18 th Street and 16 th Street
6	Project Name	Community SeniorServ Meal Programs
	Target Area	Citywide
	Goals Supported	Senior/Frail Elderly Services
	Needs Addressed	Services for Elderly/Frail Elderly
	Funding	CDBG: \$25,000
	Description	Funding for congregate meals at Costa Mesa Senior Center and home delivered meal
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	200 Seniors
	Location Description	695 W. 19th Street, Costa Mesa CA (Costa Mesa Senior Center) and City wide
	Planned Activities	Weekday senior lunch program at Costa Mesa Senior Center and home delivered meals for homebound seniors
7	Project Name	Council on Aging
	Target Area	Citywide
	Goals Supported	Senior/Frail Elderly Services
	Needs Addressed	Services for Low & Moderate Income Persons
	Funding	CDBG: \$17,000
	Description	Advocacy services to frail, elderly, dependent adults living in certified long-term care facilities
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	42 Seniors
	Location Description	Citywide
	Planned Activities	Long-term Care Ombudsman program will provide regular unannounced visits to long-term care facilities serving frail/elderly
8	Project Name	Youth Employment Services Program
	Target Area	Citywide
	Goals Supported	Youth Services
	Needs Addressed	Youth Services
	Funding	CDBG: \$16,000
	Description	Comprehensive youth job readiness program
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	200 young adults and teens
	Location Description	114 E. 19th Street Costa Mesa, CA
	Planned Activities	Pre-employment skills training; finance and money management skills training; mock interviews; job search assistance; employer outreach; and follow-up
9	Project Name	Colette's Children's Home Transitional Housing Program
	Target Area	Citywide
	Goals Supported	Transitional Housing
	Needs Addressed	Homeless Services and Housing

	Funding	CDBG: \$16,000
	Description	Transitional housing and support services for homeless women and homeless women with children
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	18 Homeless individuals
	Location Description	Citywide
	Planned Activities	Transitional housing enriched with outreach, case management, and life skills
10	Project Name	Families Forward Housing Program
	Target Area	Citywide
	Goals Supported	Transitional Housing
	Needs Addressed	Homeless Services and Housing
	Funding	CDBG: \$16,000
	Description	Interim housing and support services for homeless families with minor-aged children to transition from crisis to financial stability and self-sufficiency
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	26 Homeless individuals
	Location Description	Citywide
	Planned Activities	Transitional (interim) housing, case management and other supportive services to assist homeless families with children access housing.

11	Project Name	Mercy House Homelessness Prevention & Rapid Rehousing Program
	Target Area	Citywide
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homeless Services and Housing
	Funding	CDBG: \$25,000
	Description	Financial assistance to prevent homelessness or rapid rehousing for those already homeless
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	8 Homeless - 3 at-risk of homelessness (prevention assistance) and 5 individuals that are homeless (rapid rehousing assistance)
	Location Description	Citywide
	Planned Activities	Homeless services including housing search and placement assistance, ongoing case management with a focus on housing stabilization, and short-term financial assistance for homeless and persons at risk of becoming homeless. CDBG: \$25,000 (\$20,000 for rapid rehousing plus \$5,000 for homelessness prevention)
12	Project Name	Trellis
	Target Area	Citywide
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homeless Services and Housing
	Funding	CDBG: \$15,000
	Description	Outreach and engagement services for chronically homeless individuals
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	80 Homeless or at-risk of homelessness individuals
	Location Description	Citywide
	Planned Activities	Outreach, engagement and related supportive services for chronically homeless individuals.
13	Project Name	Fair Housing Foundation
	Target Area	Citywide
	Goals Supported	Low and Moderate Income Persons
	Needs Addressed	Services for Low & Moderate Income Persons
	Funding	CDBG: \$19,435
	Description	Fair housing outreach, education and enforcement services
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	325 Individuals
	Location Description	Citywide
	Planned Activities	Community outreach, education and enforcement of fair housing laws
14	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$199,247

	Description	CDBG program oversight
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	77 Fair Drive, Costa Mesa CA
	Planned Activities	Program oversight and coordination

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Activities slated for CDBG-funding during FY 2017-18 will be available on a citywide basis to income eligible individuals (i.e., limited clientele). The map of the City’s CDBG Eligible Areas provides a view of the areas where CDBG resources may be focused on an “area wide” basis (see **Attachment 3**). Table 10 indicates the majority of the City’s CDBG funds will be focused in CDBG-eligible areas. All HOME funds will be available on a Citywide basis (not included in Table 10).

Geographic Distribution

Target Area	Percentage of Funds
Citywide	30
CDBG Eligible Areas	70

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

HUD funding will primarily be allocated on a citywide basis as the City’s primary intent is to serve eligible households that are in need of housing and services regardless of where they live in the City. As the City’s CDBG-eligible areas tend to be older sections of the City, area wide activities will help to improve and sustain these neighborhoods and encourage property owners to also invest in their homes.

Discussion

As indicated above, CDBG and HOME funds will be focused on programs that serve eligible residents regardless of where they live. It is also expected that the City’s investment in neighborhoods will create a synergy whereby other property owners will also invest in their home and community.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During Fiscal Year 2017-18, proposed activities to be funded with CDBG and HOME funds will meet the housing needs of the following households.

One Year Goals for the Number of Households to be Supported	
Homeless (<i>CDBG-funded Transitional Housing, Rapid Rehousing & Prevention services</i>)	52
Non-Homeless	
Special-Needs	
Total	52

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance (<i>Via OCHA</i>)	580
The Production of New Units	
Rehab of Existing Units	11
Acquisition of Existing Units	
Total	591

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Due to limited resources, the City will focus 2017-18 HOME funds on the rehabilitation of existing owner-occupied housing units. While not the primary focus of the program, some special-needs households (senior and disabled) may be assisted during the year via the City's Owner-Occupied Housing Rehabilitation Program. FY 2017-18 (and prior year) HOME CHDO funds are included in the Annual Action Plan; however, no specific CHDO project has been identified at this time. CDBG funding has also been allocated to support transitional housing (44 individuals), rapid rehousing (five individuals), and homelessness prevention (3 individuals) assistance.

AP-60 Public Housing – 91.220(h)

Introduction

Costa Mesa does not own or manage public housing.

Actions planned during the next year to address the needs to public housing

Not applicable

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

Not applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As outlined in the 2015-19 Consolidated Plan, the City's homeless strategy is to support programs that help prevent homelessness by providing safety net services. These programs will help households, especially extremely low-income households, maximize the amount of income they have available for housing. Additionally, both HUD and City resources will be allocated to provide access to a continuum of services and housing to assist those already homeless and that have strong ties to the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Approximately \$375,000 in General Fund/Housing Authority resources will be allocated to provide direct outreach services for chronic and situational homeless. Services include engagement, assessment and linkages to appropriate services and housing. Services will be provided by City-paid social workers and community volunteers. Coordination of services will also be provided by the City. Additionally, \$15,000 in FY 2017-18 CDBG funds will be allocated to Trellis, a local nonprofit agency, which will provide similar outreach services during weekend and nighttime hours.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is a shortage of year-round emergency shelter beds in the County. The County of Orange and the regional CoC continue to seek ways to create new year-round emergency shelter - the City is supportive of these efforts. In the interim, the City will refer homeless individuals to the Winter Shelter Program and homeless families to the Family Redirection Program. The City has allocated funding toward transitional (interim) housing for women and women with children - \$32,000 in CDBG public service grant funds to assist an estimated 44 individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As outlined in the City's Consolidated Plan, HUD resources will be allocated for transitional housing and rapid rehousing. Transitional housing provides program participants with housing and support services in a structured environment for up to two years. This setting allows households to achieve educational or employment goals, address personal barriers (such as substance addition or domestic violence), and develop life skills, which ultimately lead to self-sufficiency. Funding will also be allocated for rapid

rehousing, which take a homeless household and places them directly into an affordable housing unit, and also provides appropriate supportive services. For FY 2017-18, \$25,000 in CDBG funding will be allocated to Mercy House - a portion of these funds (\$20,000) will be used to rapidly rehouse an estimated five individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue to support the regional CoC's efforts to implement Orange County's Ten-year Plan to End Homelessness. This plan includes a discharge plan for the individuals leaving institutions such as hospitals and jails. The City's Homeless Outreach Program staff will also continue to work closely with individuals already homeless to assess their specific needs and then link them to appropriate support services, housing, and public assistance programs. For FY 2017-18, \$5,000 in CDBG funding allocated to Mercy House will be used to provide homelessness prevention assistance to at-risk households - these funds will be used to assist an estimated three individuals.

Discussion

The City of Costa Mesa has a well-developed strategy to address homelessness in the community. This strategy includes outreach and assessment services for homeless and chronic homeless individuals. Program staff will attempt to link individuals to appropriate housing, support services, and public-assistance programs (e.g., VA benefits, SSI). To undertake this effort, the City has partnered with local nonprofit service providers and community-based volunteers. Based on assessments, individuals or households will be referred to appropriate housing/service providers. City staff will coordinate the delivery of services and housing with providers in an effort to reduce the number of homeless individuals in the community. Both HUD and City funds will be used to carry out these activities.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

A strategy to address barriers to affordable housing and actions to overcome barriers is provided in the City's Consolidated Plan. The City will continue efforts to address these barriers during the 2016-17 Program Year.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As outlined in the City's 2013-2021 Housing Element, the following actions will be implemented to remove or ameliorate barriers to affordable housing:

- The City will encourage the joint processing of related applications for a single project. Such procedures save time, money and effort for both the public and private sector.
- The City provides fee credits for existing development against new development. Fee credits are available for park fees, sanitation district fees, and traffic impact fees. Park fees and traffic impact fees can also be deferred until the issuance of Certificates of Occupancy.
- The City will provide incentives (such as density bonus and deferred impact fees) to developers that agree to reserve a portion of project units for lower income households (including extremely low income), moderate income households (common interest developments only), or for seniors and the disabled.
- The City will maintain an inventory of vacant and underutilized sites and provide this inventory to interested developers.
- The City will continue to promote mixed-use development specific plan areas. The City will respond to market conditions and offer appropriate incentives through the Mixed Use Overlay zone. Incentives include; reduced parking standards, reduced open space, increased densities, increased height limit, increased lot coverage; reduced setbacks.

If available, subsidies may also be provided for qualified affordable housing projects (e.g., HOME funds). There is no local tax.

Discussion

The City's 2013-2021 Housing Element outlines the City's plan to address barriers to affordable housing. The Consolidated Plan mirrors this plan, which is to provide incentives to developers willing to dedicate developed units for lower income households.

AP-85 Other Actions – 91.220(k)

Introduction

As outlined in the City's Consolidated Plan, the City will implement the following actions during FY 2017-18 to address the "Other Actions" or sub-strategies identified in the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City will allocate a portion of its CDBG and HOME funds for activities that address the housing and service needs of the elderly and lower-income households. Additionally, the City will encourage and support OCHA's efforts to obtain additional rental assistance funding especially for senior and low-income households. OCHA reports that as of January 19, 2017, 589 Costa Mesa households received rental housing assistance (including 133 disabled households, 369 elderly households, and 15 Veterans). The City's housing rehabilitation program will also assist elderly homeowners undertake improvement of respective residences to address specific household needs.

Actions planned to foster and maintain affordable housing

The City of Costa Mesa has identified the actions it will undertake during Fiscal Year 2017-18 to foster and maintain affordable housing. The Annual Action Plan identified programs such as Owner-Occupied Housing Rehabilitation assistance as the means to maintain and improve housing currently available to by low and moderate-income residents. By providing deferred payment loans and grants, lower income households are able to rehabilitate their residence to meet basic housing quality standards and incur zero or minimal additional housing costs. An estimated 11 housing units will be assisted with HOME funds during FY 2017-18. Additionally, the City has allocated current and prior year HOME CHDO funds to accommodate a potential housing project.

Actions planned to reduce lead-based paint hazards

Based on past housing rehabilitation program statistics, only a small percentage of housing units that are rehabilitated with City resources contain lead-paint hazards. To ensure compliance with all current HUD lead-based paint regulations, all housing units, that were constructed before 1978, that are rehabbed with HOME resources, will be tested for lead-paint hazards. If needed, additional grant funds can be allocated to a project to ensure all lead-based hazards are mitigated.

Actions planned to reduce the number of poverty-level families

The City will assist programs and services that combat poverty. During FY 2017-18 the City will fund the following activities to support implementation of this strategy:

- Implement housing programs (including housing rehabilitation assistance) for lower income, senior and disabled homeowners.
- Support rental assistance programs provided by the Orange County Housing Authority for very low-income renters. The City will also explore the use of HOME funds for rental housing opportunities.
- Support services for individuals presently housed but at risk of losing their residence. Also, assist those already homeless in need of emergency shelter, transitional housing, or rapid rehousing, and continue to coordinate the delivery of services with nonprofit partners.
- Support safety net public services programs to improve the quality of life seniors, youth, the disabled, and other populations that may be severely impacted by the cost of living in the region.

Actions planned to develop institutional structure

The City has made an effort to develop an institutional structure that will help identify and access resources to improve the community and assist those most in need. The City will continue to work with nonprofit and public entities to deliver public services. As a member of the Orange County Continuum of Care Community Forum, the City will provide critical information to the County of Orange for preparation of the County's Continuum of Care Homeless Assistance grant applications. Costa Mesa will also continue to provide critical information regarding mainstream funds the City will make available to serve the homeless, and assist with identifying and prioritizing gaps and needs in the regional system of care. The City will continue to provide input on the development of the County's ten-year plan to end homelessness, and will also participate in the Orange County homeless services Coordinated Entry Process in an effort to remove barriers to housing for at-risk and chronically homeless individuals.

Costa Mesa will continue to assist the Orange County Housing Authority implement its Five-year PHA Plan. Finally, the City will continue to meet with other Orange County HUD grantees to discuss common program issues and to coordinate regional efforts.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Costa Mesa does not operate public housing. The Orange County Housing Authority provides rental assistance in the community. Federal legislation requires that the Housing Authority prepare five-year and one-year plans that highlight its mission, goals and objectives as it relates to public and assisted housing programs. The City will review the Authority's plans and provide OCHA the opportunity to review and consult with the City regarding its Consolidated Plan/Annual Action Plan. The goal of this cross-consultation is to provide consistent and coordinated housing services for City residents. Ongoing

consultation with local nonprofits also assists the City to coordinate the efficient and effective use of limited federal resources.

Discussion

HUD regulations require that the City prepare an Analysis of Impediments to Fair Housing choice (AI) every five years. In addition to identifying impediments, a strategy to overcome barriers must be developed and implemented annually. Accomplishments are to also be reported annually. In July 2013, HUD published proposed rules that substantially revamped existing AI rules; however, the implementation date for this new fair housing assessment document was postponed until 2019.

In May 2015, the City of Costa Mesa and 15 other Orange County jurisdictions combined resources to prepare a new AI that is compliant with existing AI guidelines. This multi-jurisdictional AI evaluates existing demographic data, past fair housing enforcement activity for each partner community, region and city-specific mortgage lender data, and existing housing and land use public policies. Based on an analysis of this data, and the input of residents, a list of impediments to fair housing choice for the 16-city region has been developed. A corresponding set of action steps to ameliorate these barriers has also been prepared. Impediments are summarized in **Attachment 4** – a copy of the AI is posted on the City's website. **NOTE: not all of the impediments identified in the AI may be present in Costa Mesa.** The action steps the City will undertake during FY 2017-18 are also listed in **Attachment 4**.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Each HUD program that is covered by the Consolidated Plan regulations must address certain program specific requirements. Below are the program requirements for the CDBG and HOME programs.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City is not proposing to utilize HOME funds in a form that is not delineated in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City has not, and does not plan to utilize HOME funds for homebuyer assistance; however, if funds were to be redirected to such a program, steps will be taken to ensure program guidelines comply with applicable resale and recapture regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

If a CHDO project comes to fruition, the applicable loan agreement(s) will be prepared to comply with the resale/recapture requirements delineated in 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

If a CHDO project comes to fruition, program staff will ensure that all applicable program policies are followed including establish refinancing guidelines.

Discussion

The City will meet the CDBG Program's overall 70% benefit for low and moderate-income requirement during the one-year **2017** Program Year.

With respect to HOME affordable homeownership limits for the area (i.e., 95 percent of the median area purchase price as set forth in 24 CFR 92.254(a)(2)(iii)), the City will utilize HUD's HOME affordable homeownership limits for its HOME-funded mobile home rehabilitation program. For single-family, owner-occupied housing rehabilitation, the City conducted a survey in order to establish a maximum property value that is reflective of the local market median home purchase prices, which exceed HUD's published limit. This information is provided as **Attachment 5**.

Five-Year and One-Year Consolidated Plan Outcomes

Goal	Unit of Measure	Expected 5 Yr. Strategic Plan Goal	Actual 5 Yr. Strategic Plan Accomplishments	Percent Complete	Expected Yr. 1 Goal (FY 15-16)	Actual Yr. 1 Accomplishments (FY 15-16)	Percent Complete
Affordable Housing							
Code Enforcement	Housing Unit	1,250	286	22.9%	250	286	114.4%
Owner Occupied Housing Rehabilitation	Housing Unit	50	19	38.0%	10	19	190.0%
Rental Housing Acquisition	Housing Unit	1	0	0.0%	0	0	0.0%
Rental Housing Rehabilitation	Housing Unit	1	0	0.0%	0	0	0.0%
Homeless Continuum of Care							
Homelessness Prevention	Persons Assisted	25	9	36.0%	5	9	180.0%
Emergency Shelter	Persons Assisted	10	0	0.0%	0	0	0.0%
Transitional Housing	Persons Assisted	75	41	54.7%	26	41	157.7%
Rapid Re-housing/TBRA	Persons Assisted	17	2	11.8%	2	2	100.0%
Sustainable Community							
Senior/Frail Elderly Services	Persons Assisted	2,500	668	26.7%	495	668	134.9%
Services for Disabled	Persons Assisted	150	44	29.3%	39	44	112.8%
Youth Services	Persons Assisted	1,250	238	19.0%	192	238	124.0%
Low and Moderate Income Persons	Persons Assisted	750	366	48.8%	438	366	83.6%

Five-Year and One-Year Consolidated Plan Outcomes

Goal	Unit of Measure	Expected 5 Yr. Strategic Plan Goal	Actual 5 Yr. Strategic Plan Accomplishments	Percent Complete	Expected Yr. 1 Goal (FY 15-16)	Actual Yr. 1 Accomplishments (FY 15-16)	Percent Complete
Public Facilities	Persons Assisted	2,500	0	0.0%	1,000	0 ^a	0.0%
Public Infrastructure Improvements	Persons Assisted	7,500	0	0.0%	1,000	0 ^b	0.0%
Economic Opportunities							
				#DIV/0!			#DIV/0!
Administration							
Program Administration	Other	5	1	20.0%	1	1	100.0%

a. Phase 1 of improvements to the Costa Mesa Senior Center were completed during the report period. Phase two is underway. Additionally, improvements at Smallwood Park were substantially completed during the 15-16 report period but project was not complete before 6/30/16. Improvements to TeWinkle Park also started during report period but not completed. Amount reported as expended relates to Phase 1 of Senior Center and Smallwood Park expenditures.

b. FY 15-16 Street Improvements were underway but not completed during the 2-15-16 report period.

Los Angeles Times

MEDIA GROUP

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF ILLINOIS
County of Cook

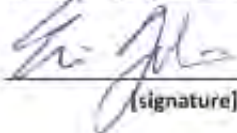
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the action for which the attached notice was published.

I am a principal clerk of the Orange Coast Daily Pilot, which was adjudged a newspaper of general circulation on Jan 14, 1938, Cases A6214 for the City of Costa Mesa, County of Orange, and State of California. Attached to this Affidavit is a true and complete copy as was printed and published on the following date(s):

Mar 30, 2017

I certify (or declare) under penalty of perjury
under the laws of the State of California that the foregoing is true and correct.

Dated at Chicago, Illinois
on this 30 day of 3, 2017.



(signature)

435 N. Michigan Ave.
Chicago, IL 60611

Los Angeles Times

MEDIA GROUP

Sold To:

City of Costa Mesa-Planning Dept - CU00373411
77 Fair Dr
Costa Mesa, CA 92626

Bill To:

City of Costa Mesa-Planning Dept - CU00373411
77 Fair Dr
Costa Mesa, CA 92626

**PUBLIC NOTICE
NOTICE OF 30-DAY PUBLIC COMMENT PERIOD
AND PUBLIC HEARING TO BE HELD BY THE
CITY OF COSTA MESA**

REGARDING SUBMISSION OF THE 2016-2017 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City of Costa Mesa City Council will hold a public hearing and public comment period for the Action Plan for Fiscal Year (FY) 2017-2018. This action is undertaken in compliance with federal regulations (24 CFR 91).

As a recipient of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds, the City is required to prepare a Consolidated Plan every five years. The City is also required to update the related Action Plan on an annual basis. The Consolidated Plan is a five-year strategic plan that identifies housing and community needs, strategies to address needs, and programs/resources to address these needs. The Action Plan delineates proposed activities to be funded under the U.S. Department of Housing and Urban Development's (HUD) CDBG and HOME programs.

30-Day Public Comment Period

The required 30-day public comment period for the 2017-2018 Annual Action Plan will commence April 1, 2017, and will end May 1, 2017. The draft document will be available for public review upon request at the public counter at Costa Mesa City Hall 2nd floor - 77 Fair Drive, Costa Mesa CA. City hall is open Monday through Friday, 8 AM to 5 PM. The draft will also be posted on the City's website (www.costamesa.gov). Written comments regarding the draft Annual Action Plan may be submitted to the attention of Mike Linares at the City Hall address. All written comments must be received by the City no later than 12 PM May 1, 2017.

2017-2018 Action Plan

HUD funding for Fiscal Year 2017-2018 has yet to be announced by HUD; however, for planning purposes, the City anticipates it will receive an allocation of \$1,000,000 in CDBG funds and \$340,000 in HOME funds. Prior year CDBG funds (\$150,000) and HOME funds (\$5,178), plus program income received during the fiscal year also be available for programming. The proposed use of CDBG and HOME funds includes the following:

Proposed CDBG Activity

• Public services for lower income persons, seniors, persons at-risk of becoming homeless or are homeless, and youth	\$150,000
• Code enforcement of housing and building codes in eligible areas	\$320,000
• Public facility and street improvements in eligible areas	\$480,000
• Program administration	\$200,000

Proposed HOME Activity

• Single-family housing rehabilitation assistance and delivery costs	\$255,000
• Set-aside funds for Community Housing Development Organizations	\$182,107
• Program administration	\$68,671

2017-2018 Action Plan Public Hearing

The City is also required to hold a public hearing to entertain additional public comments regarding the draft 2017-2018 Action Plan. Notice is hereby given that the City of Costa Mesa City Council will hold a public hearing on Tuesday May 2, 2017 for this purpose. The hearing will be held in the City Council Chambers located at 77 Fair Drive, Costa Mesa CA. The public hearing will be held at 7:00 PM or soon thereafter. For additional information regarding the hearing (including reasonable requests for special accommodations for persons with disabilities), please contact Mike Linares at (714) 754-5678.

4870509 - Orange Coast Daily Pilot

Page 2 of 2

Los Angeles Times

MEDIA GROUP

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF ILLINOIS
County of Cook

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the action for which the attached notice was published.

I am a principal clerk of the Orange Coast Daily Pilot, which was adjudged a newspaper of general circulation on Jan 14, 1938, Cases A6214 for the City of Costa Mesa, County of Orange, and State of California. Attached to this Affidavit is a true and complete copy as was printed and published on the following date(s):
Jul 05, 2017

I certify (or declare) under penalty of perjury
under the laws of the State of California that the foregoing is true and correct.

Dated at Chicago, Illinois
on this 5 day of 7, 2017.


[signature]

435 N. Michigan Ave.
Chicago, IL 60611

5050897 - Orange Coast Daily Pilot
Page 1 of 2

Los Angeles Times

MEDIA GROUP

Sold To:
City of Costa Mesa-Planning Dept - CU00373411
77 Fair Dr
Costa Mesa, CA 92626

Bill To:
City of Costa Mesa-Planning Dept - CU00373411
77 Fair Dr
Costa Mesa, CA 92626

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING TO BE HELD BY THE CITY OF COSTA MESA REGARDING THE REVISED 2017-2018 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that the City of Costa Mesa will hold a public comment period and public hearing regarding revisions to the Annual Action Plan for Fiscal Year 2017-2018. The action's intent is to comply with federal regulations (24 CFR 91.1).

As a recipient of Community Development Block Grant (CDBG) and Home Investment Partnership (HOPE) funds, the City is required to prepare a Consolidated Plan every five years. The City is also required to update the related Action Plan on an annual basis. The Consolidated Plan is a three-year strategic plan that identifies needs and community needs, strategies to address needs, and programs/resources to address those needs. The Action Plan delineates proposed activities to be funded under the U.S. Department of Housing and Urban Development (HUD) CDBG and HOME programs.

The City held the required 30-day comment period in April 2017, and the City Council held the required public hearing on May 2, 2017. However, due to the precluded federal budget approval process, and the receipt of additional HOME funds from HUD, the City will hold an additional 14-day comment period and public hearing to consider revisions to the annual Action Plan (AAP). The comment period and hearing are consistent with HUD directives dated May 10, 2017.

14-Day Public Comment Period

The 14-day public comment period for the revised 2017-2018 AAP will commence May 6, 2017, and will end July 19, 2017. The public comment will be available for public review upon request at the public center at Costa Mesa City Hall, 24th Floor - 77 Fair Drive, Costa Mesa, CA. The public center is open Monday through Friday, 8 AM to 5 PM. The draft will also be posted on the City website (www.costamesa.gov). Written comments regarding the revised AAP may be submitted to the attention of Mike Liner at the City Hall address. All written comments must be received by the City no later than 5 PM, July 19, 2017.

Revised 2017-2018 Action Plan

HUD announced 2017 funding on June 14, 2017. The City will receive an allocation of \$946,315 in CDBG funds and \$134,345 in HOME funds - both grants are one-third anticipated in the AAP approved by the City Council in May 2017. In addition to the grant funds noted above, 2017 year CDBG funds (\$150,000) and HOME funds (\$65,786) will be available. It is also anticipated that the City will receive \$30,000 in HOME program income received during the fiscal year. In May 2017, the City was notified by HUD that \$42,234 in prior year HOME funds will be returned to the City. These funds will be available for programming during FY 2017-2018. To comply with federal regulations, a revised 2017-2018 AAP has been prepared to incorporate actual CDBG and HOME allocations, and additional HOME funds. Revised 2017-2018 CDBG and HOME allocations are summarized below:

Proposed CDBG Activity

- Services for lower income persons, seniors, persons at-risk of homelessness, homeless and youth 1149,433
- Code enforcement of housing and building codes in eligible areas 1320,000
- Public facility and street improvements in eligible areas 1477,313
- Program administration 1199,247

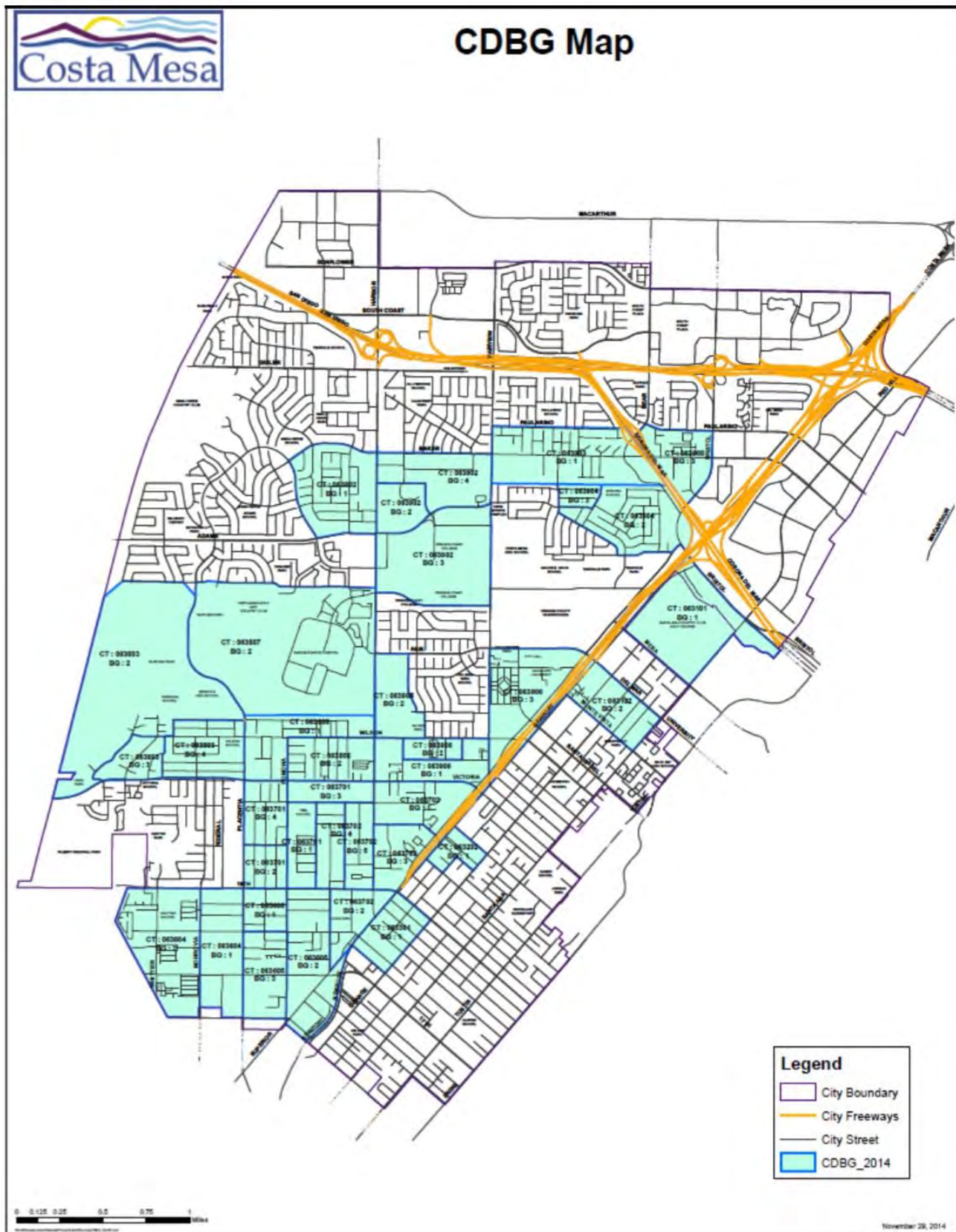
Proposed HOME Activity

- Single-family housing rehabilitation assistance and delivery costs 1364,147
- Job-aided space for Community Housing Development Organizations 1107,489
- Program administration 1627,515

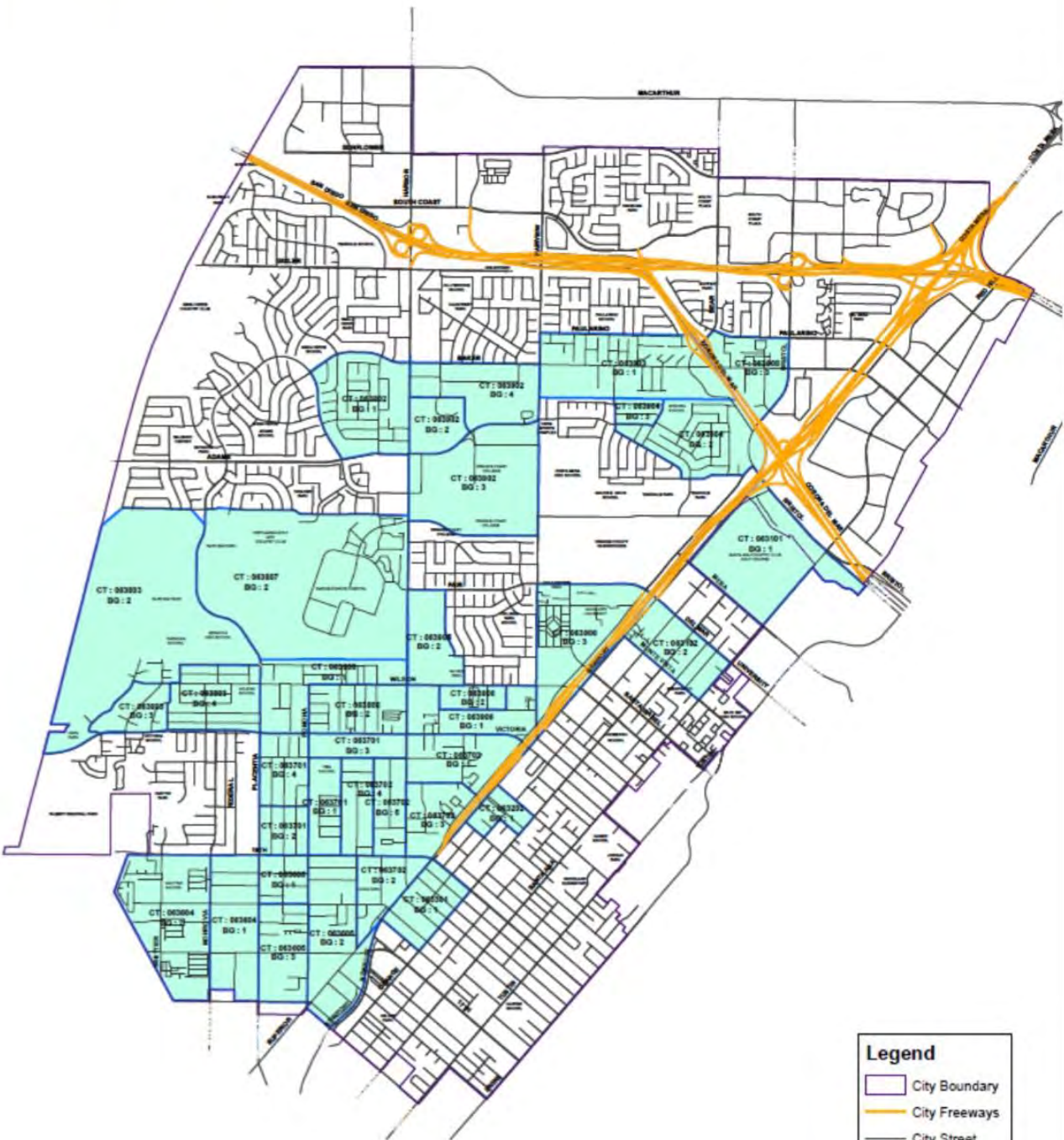
Revised 2017-2018 Action Plan Public Hearing

The City is also required to hold a public hearing to inform public comments regarding the revised 2017-2018 AAP. Notice is hereby given that the City of Costa Mesa Housing and Public Service Grant Sub-committee will hold a public hearing on Thursday July 20, 2017, for this purpose. The hearing will be held in Costa Mesa City Hall, Conference Room 1A, located at 77 Fair Drive, Costa Mesa, CA. The public hearing will be held at 5:00 PM or noon thereafter. For additional information regarding the hearing, including reasonable requests for special accommodations for persons with disabilities, please contact Mike Liner at 714/554-5674.

Public: July 5, 2017



CDBG Map



Legend

- City Boundary
- City Freeways
- City Street
- CDBG_2014

November 29, 2014

The Orange County 16 City Analysis to Fair Housing Choice (AI) evaluates a wide range of private and public sector housing issues and potential barriers to fair housing. This chapter builds upon the previous analysis, summarizes conclusions and presents a list of recommendations to help address the impediments. **The Fair Housing Action Plan is provided at the end of this attachment: only those actions pertinent to a specific jurisdiction are included in each city's individual Fair Housing Action Plan.** Periodically, during the Consolidated Plan Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER) processes, individual jurisdictions may adjust their Fair Housing Action Plan depending on funding availability and progress and effectiveness in implementing the actions.

A. Regional, Private Sector Impediments Carried Over from 2010 Regional and Subregional AI

1. Housing Discrimination

Impediment A-1: Housing discrimination continues to exist throughout Orange County, as evidenced by the number of complaints and fair housing cases opened by the Fair Housing Foundation and Fair Housing Council of Orange County. An average of 85 cases were opened in the participating cities over the past three years, with the leading bias based on disability (physical and mental), followed by familial status, national origin and race.

Recommendations for All Jurisdictions:

- In partnership with each city's fair housing provider, conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach should include workshops, informational booths at community events, presentations to civic leaders and community groups, staff trainings, and distribution of multi-lingual fair housing literature.
- Conduct focused outreach and education to small property owners/landlords on fair housing, and race, reasonable accommodation and familial status issues in particular. Conduct property manager trainings on a regular basis, targeting managers of smaller properties, and promote fair housing certificate training offered through the fair housing providers.
- Provide general counseling and referrals to address tenant-landlord issues through each city's fair housing contractor, and provide periodic tenant-landlord walk-in clinics at City Halls and other community locations.
- Include testing/audits within the scope of work for each city's fair housing provider. Support enforcement activity and publicize outcomes of fair housing litigation as a means to deter discriminatory practices and to encourage reporting.

2. Racial and Ethnic Segregation

Impediment A-2: Residential segregation refers to the degree in which groups live separately from one another. Within the County there are areas of racial/ethnic concentrations, such as in Santa Ana where over three-quarters of the population is Hispanic and ten percent Asian. Approximately ten percent of households in the County are considered to be limited English-speaking households.

Recommendations for All Jurisdictions:

- Coordinate with fair housing providers to focus fair housing services, education/outreach, and/or additional testing in identified areas of racial/ethnic concentrations.
- Offer a variety of housing opportunities to enhance mobility among residents of all races and ethnicities. Facilitate the provision of affordable housing throughout the community through: 1) available financial assistance; 2) flexible development standards; 3) density bonuses; and 4) other zoning tools.
- Promote equal access to information on the availability of affordable housing by providing information in multiple languages, and through methods that have proven successful in outreaching to the community, particularly those hard-to-reach groups.
- Affirmatively market first-time homebuyer and/or housing rehabilitation programs to low and moderate income areas, and areas of racial/ethnic concentration.
- Work collaboratively with local housing authorities to ensure affirmative fair marketing plans and de-concentration policies are implemented.

3. Denial of Reasonable Modifications/ Reasonable Accommodations

Impediment A-3: Denial of reasonable modification or reasonable accommodation is a continuing impediment to fair housing choice, and represents over one-half of alleged discriminatory acts in the 16 participating jurisdictions.

Recommendations for All Jurisdictions:

- Through each city's fair housing contractor, continue to provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/accommodations is unlawful.
- Provide information on the unlawful practice of denying reasonable modifications/accommodations at fair housing seminars conducted by the Apartment Association of Orange County.

4. Discriminatory Advertising

Impediment A-4: Regionally, there were incidents of discriminatory advertising that have the potential to discourage a certain type of renter or buyer from pursuing a housing opportunity. Ads indicating a preference for a certain type of tenant or buyer, such as “no pets”, “no children”, or “Ideal for single adult” have the effect of housing discrimination.

Recommendations for All Jurisdictions:

- Through each city's fair housing contractor, periodically monitor local newspapers and online media outlets to identify potentially discriminatory housing advertisements. When identified, make contact with the individual or firm and provide fair housing education.
- Take steps to encourage both the Los Angeles Times and Orange County Register to publish a Fair Housing Notice and a "no pets" disclaimer that indicates rental housing owners must provide reasonable accommodations, including "service animals" and "companion animals" for disabled persons.

5. Hate Crimes

Impediment A-5: Hate crimes committed at a residence are an impediment to fair housing choice because they impact the lives of an average of 35 households per year in the 16 participating Orange County cities. Of the total 169 hate crime incidents reported between 2010 and 2014, 57 incidents were related to race, 38 to religion, 37 to sexual orientation, 33 to ethnicity, 2 to disability and 2 to gender identity. Nearly 60 percent of these incidents occurred within the following four jurisdictions: Huntington Beach (36 incidents), Santa Ana (31 incidents), Newport Beach (18 incidents), and Garden Grove (15 incidents).

Recommendations for All Jurisdictions:

- Continue to monitor FBI data to determine if any hate crimes are housing related and if there are actions that may be taken by the City or its fair housing service provider to address potential discrimination linked to the bias motivations of hate crimes.
- Continue to coordinate with various City and County housing, building and safety, health and sanitation, law enforcement and legal aid offices to maintain a comprehensive referral list of support services for victims of hate crimes or other violent crimes – inclusive of housing resources.

6. Unfair Lending

Impediment A-6: Disparities in the home purchase loan denial rates experienced by Hispanic and Black/African American applicants within the 16 Orange County cities creates an impediment to fair housing choice as they have loans denied at rates 1.5 to 1.6 times greater than White applicants. In addition, Hispanic residents, which comprise 34 percent of Orange County's population, account for just 10 percent of applications for home purchase loans. Examples of the disparity between Hispanic

residents and Hispanic applicants for home purchase loans include: Anaheim has a 53 percent Hispanic population, with 20 percent of purchase loan applicants comprised of Hispanics; La Habra has a 60 percent Hispanic population, with 23 percent Hispanic mortgage loan applicants; and Santa Ana has a 79 percent Hispanic population, with just 30 percent of home purchase loan applications made by Hispanics. In addition, the proportion of Hispanics to the total pool of mortgage loan applicants in the 16 Orange County cities has decreased in each of the past five years, from 16 percent in 2008 to 10 percent in 2013.

Recommendations for All Jurisdictions:

- As resources permit, monitor HMDA data annually using the 2013 HMDA analysis as a benchmark.
- As resources permit, monitor the top 10 lenders in Orange County to compare and contrast loan denial rates and percentage of loans completed to minority populations.
- Both of the Orange County fair housing service contractors should assist in identifying potential issues regarding redlining, predatory lending and other illegal lending activities. In addition, each city should review their agreements annually to make sure that increased and comprehensive services are being provided, and that education and outreach efforts are expanded and affirmatively marketed in low and moderate income and racial concentrated areas.
- Each city should explore ways to collaborate with local lenders and support lenders' efforts to work with community groups to help minority households purchase their homes. Collaborative efforts should ensure that minority groups have access and knowledge of City programs, supportive services, and provide for networking opportunities with these groups.
- Coordinate with local lenders to expand outreach efforts to first time homebuyers in minority neighborhoods.
- Affirmatively market first-time homebuyer and/or housing rehabilitation programs in neighborhoods with high denial rates, high minority population concentrations and limited English speaking proficiency to help increase loan approval rates.

B. Public Sector Impediments

1. Housing Element Compliance

Impediment B-1: According to HCD, of the 16 participating jurisdictions, 14 Housing Elements were in compliance, one housing element was out of compliance (City of Fullerton), and San Clemente submitted a draft Housing Element for the current 2014-2021 period in early 2016.

Recommendations for Specific Jurisdictions:

- Fullerton and San Clemente should pursue State certification of their Housing Elements.

2. Housing for Persons with Disabilities

Impediment B-2: Disability is the greatest cited basis for discrimination, comprising over half of the fair housing cases opened by the Orange County Fair Housing Council and Fair Housing Foundation in the 16 cities over the past three years. With the exception of the City of San Clemente, all participating jurisdictions have adopted formal policies and procedures in the Municipal Code to reasonably accommodate the housing needs of disabled residents. However, three cities charge a fee (Anaheim, Tustin and La Habra), and one city requires a public hearing (Newport Beach). Imposing a fee or a requirement for a public hearing could serve as an impediment to persons with disabilities seeking reasonable accommodation.

Recommendations for Specific Jurisdictions:

- The City of San Clemente should adopt formal Reasonable Accommodations policy and procedure in 2016.
- The cities of Anaheim, Tustin and La Habra should consider eliminating the processing fee for reasonable accommodation requests.
- The City of Newport Beach should consider amending its Reasonable Accommodation procedures to eliminate the requirement for a public hearing, and to approve administratively.

3. Zoning Regulations

Impediment B-3: The analyses of the land use controls and zoning codes identified the following potential issues:

- **Second Units:** The City of Newport Beach does not currently provide for second units in its Zoning Code for single-family zoned properties, but does allow for "granny units" (accessory, age-restricted units) subject to Zoning Administrator approval of a Minor Use Permit. The City's age restrictions, combined with the requirement for non-ministerial approval, may serve to impede housing choice.
- **Single-Room Occupancy Housing:** The majority of the 16 participating cities either contain specific provisions for SROs in their Zoning Ordinances, or have clarified in their Housing Elements how SROs are provided for under other zoning classifications. The cities of Buena Park, Orange and Santa Ana, however, do not currently specify zoning for SROs, or otherwise clarify how such uses would be provided for, though Buena Park has indicated SROs could currently be accommodated through a development agreement. Buena Park and Orange both include programs in their 2014-2021 Housing Elements to amend the Zoning Code to specifically address the provision of SRO units. Lack of clarity on provision for SROs can serve to limit housing choice to extremely low income households, including persons with disabilities and veterans.
- **Transitional/Supportive Housing:** In all participating jurisdictions, with the exception of the cities of Fountain Valley and Orange, transitional and supportive housing is permitted in the

manner prescribed by State law, regulated as a residential use and subject to the same permitting and standards as similar residential uses of the same type in the same zone. The City of Orange Zoning Code currently only addresses transitional and supportive housing structured in the form of group housing, and the City of Fountain Valley Zoning Code contains a definition of supportive housing but doesn't specify how such uses are to be regulated.

Recommendations for Specific Jurisdictions:

- The City of Newport Beach should consider pursuing a Zoning Code amendment to eliminate the current age restriction on second units and establish a ministerial review process.
- The cities of Buena Park, Orange and Santa Ana should amend their Zoning Codes to specify provisions for SRO units.
- The cities of Fountain Valley and Orange should amend their Zoning Codes to regulate transitional and supportive housing as a residential use, subject to the same standards as other residential uses of the same type in the same zone.

4. Density Bonus Incentives

Impediment B-4: All 16 jurisdictions have adopted local density bonus ordinances which implement state density bonus law, providing density and other development incentives and concessions for the provision of affordable housing. However, with the recent addition of anti-displacement provisions under AB 2222, and modified parking standards for transit-accessible projects under AB 744, jurisdictions should update their density bonus ordinances to reflect these new State requirements.

Recommendations for All Jurisdictions:

- All 16 jurisdictions should amend the Zoning Code to reflect current State density bonus law.

City of Costa Mesa Fair Housing Action Plan 2015/16 - 2019/20

Impediment	Actions	Time Frame
A. Regional, Private Sector Impediments Carried Over from 2010 Regional and Subregional AI		
A-1. Housing Discrimination	<p>Data indicates housing discrimination continues to exist throughout Orange County, as evidenced by the number of complaints and fair housing cases opened by the Fair Housing Foundation and Fair Housing Council of Orange County. An average of 85 cases were opened in the participating cities over the past three years, with the leading bias based on disability (physical and mental), followed by familial status, national origin and race.</p> <ul style="list-style-type: none"> a) Conduct multi-faceted fair housing outreach to tenants, landlords, property owners, realtors, and property management companies. Methods of outreach should include workshops, informational booths, presentations to civic leaders and community groups, staff trainings, and distribution of multi-lingual fair housing literature. b) Conduct focused outreach to small property owners/ landlords; conduct property manager trainings on a regular basis; promote fair housing certificate training. c) Provide general counseling and referrals to address tenant-landlord issues, and provide periodic tenant-landlord walk-in clinics at City Halls and other community locations. d) Include testing/audits within the scope of work for each city's fair housing provider. Support enforcement activity and publicize outcomes of fair housing litigation. 	Ongoing 2015/16 - 2019/20
A-2. Racial and Ethnic Segregation	<p>Residential segregation refers to the degree in which groups live separately from one another. As presented within the Community Profile, there are areas of racial/ethnic concentrations in the County. Approximately ten percent of households are considered to be limited English-speaking households.</p> <ul style="list-style-type: none"> a) Coordinate with fair housing providers to focus fair housing services, education/outreach, and/or additional testing in areas of racial/ethnic concentrations. b) Offer a variety of housing opportunities to enhance mobility among residents of all races and ethnicities. Facilitate affordable housing throughout the community through: 1) available financial assistance; 	Ongoing 2015/16 - 2019/20

City of Costa Mesa Fair Housing Action Plan 2015/16 - 2019/20			
	Impediment	Actions	Time Frame
		<p>2) flexible development standards; 3) density bonuses; and 4) other zoning tools.</p> <p>c) Promote equal access to information on the availability of affordable housing by providing information in multiple languages, and through methods that have proven successful in outreaching to the community, particularly those hard-to-reach groups.</p> <p>d) Affirmatively market first-time homebuyer and/or housing rehabilitation programs to low and moderate income areas, and areas of racial/ethnic concentration.</p> <p>e) Work collaboratively with local housing authorities to ensure affirmative fair marketing plans and de-concentration policies are implemented.</p>	
A-3. Denial of Reasonable Modifications/ Reasonable Accommodations	Denial of reasonable modification or reasonable accommodation is a continuing impediment to fair housing choice, and represents over one-half of alleged discriminatory acts in the 16 participating jurisdictions.	<p>a) Through each city's fair housing contractor, continue to provide fair housing education and information to apartment managers and homeowner associations on why denial of reasonable modifications/ accommodations is unlawful.</p> <p>b) Provide information on the unlawful practice of denying reasonable modifications/accommodations at fair housing seminars conducted by the Apartment Association of Orange County.</p>	Ongoing 2015/16 - 2019/20
A-4. Discriminatory Advertising	Regionally, there were incidents of discriminatory advertising that have the potential to discourage a certain type of renter or buyer from pursuing a housing opportunity. Ads indicating a preference for a certain type of tenant or buyer, such as "no pets", "no children", or "Ideal for	<p>a) Through each city's fair housing contractor, periodically monitor local newspapers and online media outlets to identify potentially discriminatory housing advertisements. When identified, make contact with the individual or firm and provide fair housing education.</p>	Ongoing 2015/16 - 2019/20

City of Costa Mesa Fair Housing Action Plan 2015/16 - 2019/20			
	Impediment	Actions	Time Frame
	single adult” have the effect of housing discrimination.	b) Take steps to encourage both the Los Angeles Times and Orange County Register to publish a Fair Housing Notice and a "no pets" disclaimer that indicates rental housing owners must provide reasonable accommodations, including "service animals" and "companion animals" for disabled persons.	
A-5. Hate Crimes	Hate crimes committed at a residence are an impediment to fair housing choice because they impact the lives of an average of 35 households per year in the 16 participating Orange County cities. Of the total 169 hate crime incidents reported between 2010 and 2014, 57 incidents were related to race, 38 to religion, 37 to sexual orientation, 33 to ethnicity, 2 to disability and 2 to gender identity.	a) Continue to monitor FBI data to determine if any hate crimes are housing related and if there are actions that may be taken by the City or its fair housing service provider to address potential discrimination linked to the bias motivations of hate crimes. b) Continue to coordinate with various City and County housing, building and safety, health and sanitation, law enforcement and legal aid offices to maintain a comprehensive referral list of support services for victims of hate crimes or other violent crimes – inclusive of housing resources.	Ongoing 2015/16 - 2019/20
A-6. Unfair Lending	Disparities in the home purchase loan denial rates experienced by Hispanic and Black/African American applicants within the 16 Orange County cities creates an impediment to fair housing choice as they have loans denied at rates 1.5 to 1.6 times greater than White applicants. In addition, Hispanic residents, which comprise 34 percent of Orange County’s population, account for just 10 percent of home purchase loans, and the percentage of completed mortgage loans by Hispanics	a) As resources permit, monitor HMDA data annually using the 2013 HMDA analysis as a benchmark. b) As resources permit, monitor the top 10 lenders in Orange County to compare and contrast loan denial rates and percentage of loans completed to minority populations. c) Both of the Orange County fair housing service contractors should assist in identifying potential issues regarding redlining, predatory lending and other illegal lending activities. Each city should review their agreements annually to make sure that increased and comprehensive services are being provided, and that	Annually 2017 Ongoing 2015/16 - 2019/20

City of Costa Mesa Fair Housing Action Plan 2015/16 - 2019/20			
Impediment		Actions	Time Frame
has decreased in each of the past five years.		education and outreach efforts are expanded and affirmatively marketed in low and moderate income and racial concentrated areas.	
		d) Each city should explore ways to collaborate with local lenders and support lenders' efforts to work with community groups to help minority households purchase their homes. Collaborative efforts should ensure that minority groups have access and knowledge of City programs, supportive services, and provide for networking opportunities with these groups.	2017
		e) Coordinate with local lenders to expand outreach efforts to first time homebuyers in minority neighborhoods.	2017
		f) Affirmatively market first-time homebuyer and/or housing rehabilitation programs in neighborhoods with high denial rates, high minority population concentrations and limited English speaking proficiency to help increase loan approval rates.	2016

City of Costa Mesa Fair Housing Action Plan 2015/16 - 2019/20		
Impediment	Actions	Time Frame
B. Public Sector Impediments <i>(Only actions pertinent to Costa Mesa identified)</i>		
B-4. Density Bonus Incentives	<p>All 16 jurisdictions have adopted local density bonus ordinances which implement state density bonus law, providing density and other development incentives and concessions for the provision of affordable housing. However, with the recent addition of anti-displacement provisions under AB 2222, and modified parking standards for transit-accessible projects under AB 744, all 16 jurisdictions should update their density bonus ordinances to reflect these new State requirements.</p> <p>a) All 16 jurisdictions should amend their Zoning Codes to reflect current State density bonus law.</p>	2016



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628 - 1200

DEVELOPMENT SERVICES DEPARTMENT

July 14, 2017

Mr. William G. Vasquez
Director of Community Planning and Development
U.S. Department of Housing and Urban Development
Office of Community Planning and Development
HUD Los Angeles Field Office
300 N. Los Angeles Street, Suite #4054
Los Angeles, CA 90012

SUBJECT: 2017 Local Market Survey for HOME Maximum Property Value in the City of Costa Mesa

Dear Mr. Vasquez:

The City of Costa Mesa conducted its local market survey with data supplied from Larry Weichman, Broker, Realtor, @ Weichman Realtors. The database is based on information from the Orange County Recorder and Assessors offices. We have found this source to be accurate and reliable.

Following are the steps used in the survey methodology:

1. Sales data by type of housing on all single-family home sales in the City was obtained and compiled in ascending order of sales price. Data included the address of the listed properties, sales value, date of sale and parcel number.
2. Pursuant to 92.254 (2) (iii), the length of the reporting period is dependent upon the volume of home sales in the City. If sales are less than 250 per month, at least three (3) months of data must be utilized. In Costa Mesa there were 164 home sales from November 2016—January 2017, the median home price was \$754,500.00, 95% of this property value would be \$716,775.

Please review and approve the new median for the City of Costa Mesa at your earliest convenience. The current survey methodology reflects HUD approved methodology.

If you have any questions, please contact Jacqueline Y. Reeves of the Housing and Community Development Office at 714-754-4870 or jacquie.reeves@costamesaca.gov.

Sincerely,

JAY TREVINO.

Development Services Department Consultant

Attachment

2017 Local Market Survey To Reflect the Median Value of Single Family Homes in Costa Mesa, CA

	Site Address	St. Prefix	Site Address Street Name	Site Address City	State	Site Address Zip	Use Code Description	Building Area	Bedrooms	Bathrooms	Sales Price	Sale Date	Lot Area SQFT	Parcel Number	Year Built
1	3413		Summerset Cir	Costa Mesa	CA	92626	Single Family Residential	2594	3	3	\$147,730.00	12/09/2016	4500	412-073-19	1979
2	653		Ross St	Costa Mesa	CA	92627	Single Family Residential	1153	3	1	\$195,920.00	11/28/2016	6600	422-233-05	1955
3	115		Morristown Ln	Costa Mesa	CA	92626	Single Family Residential	1120	3	2	\$200,000.00	12/23/2016	1400	419-162-06	1965
4	2794		Lorenzo Ave	Costa Mesa	CA	92626	Single Family Residential	2288	5	3	\$470,000.00	12/20/2016	6816	141-626-02	1964
5	158		Brookline Ln	Costa Mesa	CA	92626	Single Family Residential	1244	1	2	\$475,000.00	01/05/2017	1400	419-164-10	1967
6	133		Morristown Ln	Costa Mesa	CA	92626	Single Family Residential	1244	1	2	\$480,000.00	11/14/2016	1400	419-162-69	1967
7	605		San Michel Dr South	Costa Mesa	CA	92627	Single Family Residential	1207	2	2	\$490,000.00	11/17/2016	1550	422-183-67	1984
8	1088		Stone Brook Ln	Costa Mesa	CA	92627	Single Family Residential	1245	2	1	\$490,000.00	12/08/2016	1890	422-012-32	1978
9	1115		Sandi Ln	Costa Mesa	CA	92627	Single Family Residential	1204	2	2	\$495,000.00	12/15/2016	1462	422-042-17	1977
10	2403		Richmond Way	Costa Mesa	CA	92626	Single Family Residential	1320	3	2	\$505,000.00	12/13/2016	1400	419-165-54	1965
11	3174		Chemin De Fer Way	Costa Mesa	CA	92626	Single Family Residential	1265	4	3	\$517,000.00	11/29/2016	1777	418-145-03	1964
12	3152		Yellowstone Dr	Costa Mesa	CA	92626	Single Family Residential	1490	4	2	\$540,000.00	11/28/2016	10153	141-531-14	1962
13	939	W	19Th St	Costa Mesa	CA	92627	Single Family Residential	1600	3	2	\$541,000.00	12/30/2016	1620	424-323-04	1984
14	1201		Parnell Pl	Costa Mesa	CA	92626	Single Family Residential	1177	3	2	\$545,000.00	01/10/2017	7797	141-046-09	1956
15	917		Hyde Ct	Costa Mesa	CA	92626	Single Family Residential	1860	3	2	\$550,500.00	12/30/2016	1496	418-082-18	1979
16	249		Ogle St	Costa Mesa	CA	92627	Single Family Residential	1253	2	2	\$565,000.00	12/21/2016	966	425-204-05	1979
17	1670		Iowa St	Costa Mesa	CA	92626	Single Family Residential	1597	3	2	\$580,000.00	01/19/2017	6500	139-071-02	1962
18	1605		Baker St	Costa Mesa	CA	92626	Single Family Residential	1427	3	2	\$585,000.00	01/20/2017	6240	139-193-13	1959
19	889		Governor St	Costa Mesa	CA	92627	Single Family Residential	1034	3	1	\$589,000.00	12/12/2016	7202	422-433-03	1954
20	915		Van Ness Ct	Costa Mesa	CA	92626	Single Family Residential	2028	3	2	\$599,000.00	12/13/2016	1780	418-083-43	1979
21	3128		Sumatra Pl	Costa Mesa	CA	92626	Single Family Residential	1316	3	2	\$605,000.00	01/27/2017	6100	139-153-08	1957
22	2420		Lesparre Way	Costa Mesa	CA	92627	Single Family Residential	1574	3	2	\$610,000.00	11/29/2016	1766	439-143-04	1964
23	969		Dahlia Ave	Costa Mesa	CA	92626	Single Family Residential	1982	4	2	\$612,500.00	11/29/2016	6150	412-181-21	1973
24	840		Saint Clair St	Costa Mesa	CA	92626	Single Family Residential	1700	4	2	\$615,000.00	11/01/2016	7052	141-546-09	1963
25	2968		Croftdon St	Costa Mesa	CA	92626	Single Family Residential	1297	3	1	\$615,000.00	11/14/2016	6001	141-233-07	1956
26	419		Gloucester Dr	Costa Mesa	CA	92627	Single Family Residential	1064	2	2	\$620,000.00	01/12/2017	1862	426-244-11	1964
27	202		Princeton Dr	Costa Mesa	CA	92626	Single Family Residential	1522	4	2	\$626,000.00	01/13/2017	7820	141-395-40	1957
28	2047		Meadow View Ln	Costa Mesa	CA	92627	Single Family Residential	1245	2	1	\$630,000.00	11/16/2016	1890	422-013-40	1978
29	2070		Meadow View Ln	Costa Mesa	CA	92627	Single Family Residential	1749	3	2	\$630,000.00	01/04/2017	2205	422-012-14	1978
30	654	W	Wilson St	Costa Mesa	CA	92627	Single Family Residential	1427	3	2	\$635,000.00	12/01/2016	6100	422-153-18	1958
31	2746		De Soto Ave	Costa Mesa	CA	92626	Single Family Residential	1515	3	2	\$640,000.00	12/20/2016	6510	141-641-05	1964
32	2070		Maple Ave	Costa Mesa	CA	92627	Single Family Residential	1732	3	2	\$645,000.00	11/18/2016	1513	422-093-19	2014
33	1068		Visalia Dr	Costa Mesa	CA	92626	Single Family Residential	1683	3	2	\$650,000.00	11/08/2016	6384	412-105-16	1972
34	338		Bucknell Rd	Costa Mesa	CA	92626	Single Family Residential	1815	3	2	\$650,000.00	12/07/2016	6230	141-411-04	1959
35	3109		Taft Way	Costa Mesa	CA	92626	Single Family Residential	2123	4	2	\$652,500.00	12/15/2016	7350	141-693-10	1964
36	2065		Sea Cove Ln	Costa Mesa	CA	92627	Single Family Residential	1716	3	3	\$655,000.00	12/28/2016	1890	422-012-18	1978
37	2486		Napoli Way	Costa Mesa	CA	92627	Single Family Residential	1444	3	2	\$656,000.00	11/10/2016	2464	439-141-40	1964
38	1112		Valley Cir	Costa Mesa	CA	92627	Single Family Residential	1416	3	2	\$657,000.00	12/05/2016	3776	422-031-11	1968
39	2240		Raleigh Ave	Costa Mesa	CA	92627	Single Family Residential	1163	2	2	\$660,000.00	11/03/2016	7104	422-401-05	1957
40	1979		Federal Ave	Costa Mesa	CA	92627	Single Family Residential	1034	3	1	\$675,000.00	12/07/2016	7260	422-512-03	1954

	Site Address	St. Prefix	Site Address Street Name	Site Address City	State	Site Address Zip	Use Code Description	Building Area	Bedrooms	Bathrooms	Sales Price	Sale Date	Lot Area SQFT	Parcel Number	Year Built
41	1320		Conway Ave	Costa Mesa	CA	92626	Single Family Residential	1262	3	2	\$677,500.00	11/14/2016	10240	141-038-12	1958
42	1755		New Hampshire Dr	Costa Mesa	CA	92626	Single Family Residential	1826	4	2	\$680,000.00	01/12/2017	5000	139-612-01	1970
43	2872		Monterey Ave	Costa Mesa	CA	92626	Single Family Residential	1447	4	2	\$685,000.00	12/07/2016	6014	141-563-04	1962
44	2563		Orange	Costa Mesa	CA	92627	Single Family Residential	1445	3	3	\$685,000.00	01/31/2017	1560	439-163-05	1989
45	3127		Sumatra Pl	Costa Mesa	CA	92626	Single Family Residential	1316	3	2	\$685,500.00	01/10/2017	6000	139-152-26	1957
46	2247		Meyer Pl	Costa Mesa	CA	92627	Single Family Residential	1242	4	1	\$689,000.00	11/04/2016	7705	422-182-01	1956
47	659		Joann St	Costa Mesa	CA	92627	Single Family Residential	1486	4	2	\$690,000.00	11/30/2016	6029	422-152-07	1958
48	1566		Corsica Pl	Costa Mesa	CA	92626	Single Family Residential	1357	3	2	\$690,000.00	01/03/2017	7636	139-191-19	1959
49	331		Marche Ln	Costa Mesa	CA	92627	Single Family Residential	1643	3	3	\$693,000.00	12/22/2016	1766	439-141-61	1964
50	1105		Tulare Dr	Costa Mesa	CA	92626	Single Family Residential	1884	4	2	\$695,000.00	12/02/2016	6000	412-103-14	1972
51	2807		Loreto Ave	Costa Mesa	CA	92626	Single Family Residential	1269	3	2	\$695,000.00	01/23/2017	6510	141-332-21	1961
52	2824		Drake Ave	Costa Mesa	CA	92626	Single Family Residential	1299	3	2	\$696,000.00	12/15/2016	7070	141-301-03	1960
53	851		Cortez St	Costa Mesa	CA	92626	Single Family Residential	1277	3	2	\$699,000.00	12/28/2016	7616	141-324-06	1961
54	2450		Rue De Cannes	Costa Mesa	CA	92627	Single Family Residential	2009	4	3	\$700,000.00	12/16/2016	1766	439-142-09	1964
55	2879		Alanzo Ln	Costa Mesa	CA	92626	Single Family Residential	1447	4	2	\$700,000.00	01/27/2017	6090	141-563-24	1962
56	929		Cedar Pl	Costa Mesa	CA	92627	Single Family Residential	1104	3	1	\$701,000.00	01/30/2017	7200	422-523-06	1954
57	2979		Babb St	Costa Mesa	CA	92626	Single Family Residential	1745	4	3	\$704,000.00	01/26/2017	5977	141-231-08	1956
58	340	E	20Th St	Costa Mesa	CA	92627	Single Family Residential	1586	3	2	\$705,000.00	12/27/2016	2040	426-222-04	1983
59	2349		Rutgers Dr	Costa Mesa	CA	92626	Single Family Residential	1587	3	2	\$707,000.00	12/09/2016	7140	141-473-09	1957
60	1871		Parkcrest Dr	Costa Mesa	CA	92627	Single Family Residential	1700	4	3	\$710,000.00	11/15/2016	5000	424-311-07	1970
61	1793		Hawaii Cir	Costa Mesa	CA	92626	Single Family Residential	1770	3	2	\$710,000.00	12/21/2016	6000	139-572-18	1970
62	782		Wonder Ln	Costa Mesa	CA	92627	Single Family Residential				\$720,000.00	12/28/2016		422-282-22	
63	1047		Cheyenne St	Costa Mesa	CA	92626	Single Family Residential	2178	5	3	\$725,000.00	12/01/2016	6200	141-595-15	1963
64	202		Rose Ln	Costa Mesa	CA	92627	Single Family Residential	971	3	2	\$725,000.00	12/30/2016	6142	426-143-01	1955
65	2040		Monrovia Ave	Costa Mesa	CA	92627	Single Family Residential	1265	3	1	\$727,500.00	12/05/2016	7370	422-505-25	1954
66	2366		Rutgers Dr	Costa Mesa	CA	92626	Single Family Residential	1587	3	2	\$735,000.00	11/30/2016	7344	141-472-26	1958
67	3025		Grant Ave	Costa Mesa	CA	92626	Single Family Residential	1985	5	3	\$735,000.00	01/27/2017	6500	141-133-07	1962
68	958		Dahlia Ave	Costa Mesa	CA	92626	Single Family Residential	1775	3	2	\$740,000.00	11/03/2016	6696	412-182-49	1972
69	2745		Mendoza Dr	Costa Mesa	CA	92626	Single Family Residential	2258	5	3	\$745,000.00	11/09/2016	6510	141-682-07	1964
70	721	W	20Th St	Costa Mesa	CA	92627	Single Family Residential	872	2	1	\$745,000.00	11/23/2016	8357	422-261-04	1952
71	3149		Sicily Ave	Costa Mesa	CA	92626	Single Family Residential	1277	3	2	\$747,000.00	12/14/2016	6000	139-134-17	1957
72	941		Carnation Ave	Costa Mesa	CA	92626	Single Family Residential	1771	4	2	\$750,000.00	11/07/2016	6000	412-212-36	1973
73	1061		Visalia Dr	Costa Mesa	CA	92626	Single Family Residential	1884	4	2	\$750,000.00	01/05/2017	6000	412-104-37	1972
74	331		Ogle St	Costa Mesa	CA	92627	Single Family Residential	1476	3	2	\$759,000.00	11/03/2016	1515	425-214-04	1987
75	928		Crocus Cir	Costa Mesa	CA	92626	Single Family Residential	1982	4	2	\$759,500.00	01/13/2017	6004	412-183-19	1972
76	2554		Carnegie Ave	Costa Mesa	CA	92626	Single Family Residential	1379	3	2	\$760,000.00	11/22/2016	6300	141-373-05	1956
77	3314		Maryland Cir	Costa Mesa	CA	92626	Single Family Residential	1786	4	2	\$760,000.00	01/17/2017	5500	139-611-48	1971
78	3112		Klondike Ave	Costa Mesa	CA	92626	Single Family Residential	2170	4	3	\$762,000.00	01/19/2017	5525	418-052-74	1979
79	3086		Gibraltar Ave	Costa Mesa	CA	92626	Single Family Residential	1576	3	2	\$765,000.00	01/03/2017	7128	139-185-01	1958
80	2932		Andros St	Costa Mesa	CA	92626	Single Family Residential	1510	3	2	\$770,000.00	11/09/2016	7300	139-284-01	1959
81	641		Beach St	Costa Mesa	CA	92627	Single Family Residential	1262	3	1.5	\$775,000.00	11/21/2016	6534	422-242-16	1955

	Site Address	St. Prefix	Site Address Street Name	Site Address City	State	Site Address Zip	Use Code Description	Building Area	Bedrooms	Bathrooms	Sales Price	Sale Date	Lot Area SQFT	Parcel Number	Year Built
82	3244		Michigan Ave	Costa Mesa	CA	92626	Single Family Residential	1597	3	2	\$775,000.00	11/28/2016	6100	139-072-09	1962
83	1856		Ohio Pl	Costa Mesa	CA	92626	Single Family Residential	1556	4	2	\$780,000.00	11/16/2016	6555	139-041-18	1960
84	948		Goldenrod Dr	Costa Mesa	CA	92626	Single Family Residential	1969	4	2	\$782,000.00	11/21/2016	6000	412-173-30	1973
85	2845		Serang Pl	Costa Mesa	CA	92626	Single Family Residential	1520	3	2	\$786,000.00	11/16/2016	7450	139-322-16	1962
86	2020		Santa Ana Ave	Costa Mesa	CA	92627	Single Family Residential	1672	3	2	\$786,000.00	12/23/2016	2500	426-223-11	1992
87	1079		Redding Ave	Costa Mesa	CA	92626	Single Family Residential	1683	3	2	\$789,000.00	11/18/2016	6000	412-105-05	1972
88	2385		Rutgers Dr	Costa Mesa	CA	92626	Single Family Residential	2012	3	2	\$790,000.00	11/10/2016	7344	141-473-02	1957
89	1982		Meyer Pl	Costa Mesa	CA	92627	Single Family Residential	852	2	1	\$790,000.00	12/23/2016	7008	422-142-38	1961
90	2545		Santa Ana Ave	Costa Mesa	CA	92627	Single Family Residential	1945	3	2	\$795,000.00	11/16/2016	2444	439-193-11	1996
91	767	W	18Th St	Costa Mesa	CA	92627	Single Family Residential	766	1	1	\$800,000.00	11/07/2016	8840	424-051-06	1957
92	3118		Dublin St	Costa Mesa	CA	92626	Single Family Residential	2665	5	3	\$801,000.00	11/03/2016	6175	418-143-07	1956
93	1783		New Hampshire Dr	Costa Mesa	CA	92626	Single Family Residential	1850	3	2	\$802,000.00	01/11/2017	5000	139-573-05	1970
94	285		Brentwood Pl	Costa Mesa	CA	92627	Single Family Residential	1350	3	2	\$809,500.00	11/03/2016	5148	439-332-16	1963
95	2371		Purdue Dr	Costa Mesa	CA	92626	Single Family Residential	3010	5	3	\$810,000.00	01/27/2017	6000	419-132-12	1979
96	3379		Corte Cassis	Costa Mesa	CA	92626	Single Family Residential	2422	4	2	\$810,500.00	11/01/2016	5659	414-281-44	2003
97	3100		Roosevelt Way	Costa Mesa	CA	92626	Single Family Residential	2457	4	3	\$825,000.00	11/14/2016	6318	141-693-27	1964
98	2750		Canary Dr	Costa Mesa	CA	92626	Single Family Residential	2482	5	3	\$825,000.00	01/30/2017	7500	139-522-01	1965
99	3131		Madeira Ave	Costa Mesa	CA	92626	Single Family Residential	1682	3	2	\$827,000.00	01/09/2017	7000	139-123-14	1959
100	2124		Republic Ave	Costa Mesa	CA	92627	Single Family Residential	2253	3	2	\$835,000.00	11/04/2016	7200	422-442-21	2007
101	2074		Phalarope Ct	Costa Mesa	CA	92626	Single Family Residential	2610	4	3	\$835,000.00	12/27/2016	8000	139-531-05	1966
102	969		Magellan St	Costa Mesa	CA	92626	Single Family Residential	2102	4	2	\$835,000.00	01/05/2017	10947	141-558-03	1963
103	2021		Balearic Dr	Costa Mesa	CA	92626	Single Family Residential	2782	4	3	\$835,000.00	01/09/2017	6900	139-454-05	1964
104	2977		Jacaranda Ave	Costa Mesa	CA	92626	Single Family Residential	1557	4	2	\$847,000.00	12/12/2016	6780	139-211-22	1959
105	347		Gulf Stream Way	Costa Mesa	CA	92627	Single Family Residential	2210	4	2	\$850,000.00	12/27/2016	4356	419-251-22	2006
106	3044		Murray Ln	Costa Mesa	CA	92626	Single Family Residential	2278	4	3	\$850,000.00	12/30/2016	8198	141-152-03	1957
107	1589		Ponderosa St	Costa Mesa	CA	92626	Single Family Residential	2551	4	2	\$855,000.00	12/09/2016	7500	139-312-09	1959
108	2525		Orange Ave	Costa Mesa	CA	92627	Single Family Residential	1817	3	2	\$860,000.00	01/19/2017	3254	439-412-07	1993
109	2106		Canyon Cir	Costa Mesa	CA	92627	Single Family Residential	2734	3	3	\$870,000.00	11/07/2016	4166	422-541-13	2006
110	3367		Corte Levanto	Costa Mesa	CA	92626	Single Family Residential	2541	4	3	\$875,000.00	01/11/2017	4975	414-281-01	2003
111	2802		Shantar Dr	Costa Mesa	CA	92626	Single Family Residential	2090	4	3	\$879,000.00	01/25/2017	7275	139-403-12	1964
112	2107		Canyon Cir	Costa Mesa	CA	92627	Single Family Residential	2955	4	3	\$885,000.00	01/06/2017	3956	422-541-06	2006
113	1636		Beechwood	Costa Mesa	CA	92626	Single Family Residential	2976	4	2	\$890,000.00	12/09/2016	2500	420-081-24	2001
114	1785		Tanager Dr	Costa Mesa	CA	92626	Single Family Residential	2484	4	2	\$890,000.00	01/17/2017	6500	139-624-05	1972
115	3374		Corte Cassis	Costa Mesa	CA	92626	Single Family Residential	2541	4	3	\$899,000.00	11/16/2016	3619	414-281-30	2003
116	1954		Fullerton Ave	Costa Mesa	CA	92627	Single Family Residential	1369	3	2	\$901,000.00	01/30/2017	7198	426-032-20	1954
117	1018		Secretariat Cir	Costa Mesa	CA	92626	Single Family Residential	3020	5	3	\$905,000.00	01/04/2017	6000	412-371-49	1977
118	2048		Goldeneye Pl	Costa Mesa	CA	92626	Single Family Residential	2711	5	2	\$910,000.00	11/03/2016	6930	139-543-16	1968
119	2738		Gannet Dr	Costa Mesa	CA	92626	Single Family Residential	1708	4	2	\$926,000.00	11/16/2016	7251	139-473-06	1965
120	245		Palmer St	Costa Mesa	CA	92627	Single Family Residential	1877	3	2	\$939,000.00	12/14/2016	2958	425-336-03	1989
121	1291		Westreef	Costa Mesa	CA	92627	Single Family Residential	1841	3	2	\$969,000.00	11/04/2016	2495	422-325-17	2014
122	1553		Amberleaf	Costa Mesa	CA	92626	Single Family Residential	2993	5	3	\$975,000.00	01/17/2017	4889	420-081-07	2001

	Site Address	St. Prefix	Site Address Street Name	Site Address City	State	Site Address Zip	Use Code Description	Building Area	Bedrooms	Bathrooms	Sales Price	Sale Date	Lot Area SQFT	Parcel Number	Year Built
123	2828		Boa Vista Dr	Costa Mesa	CA	92626	Single Family Residential	2675	5	2	\$1,000,000.00	12/08/2016	8175	139-431-46	1964
124	180		Broadway	Costa Mesa	CA	92627	Single Family Residential	1587	4	2	\$1,023,000.00	01/04/2017	7335	425-233-06	1991
125	1851		Elba Cir	Costa Mesa	CA	92626	Single Family Residential	2238	5	2	\$1,030,000.00	01/26/2017	10455	139-421-12	1963
126	232	E	21St St	Costa Mesa	CA	92627	Single Family Residential	1635	4	2	\$1,050,000.00	12/05/2016	7575	426-141-36	1954
127	179		Buoy St	Costa Mesa	CA	92627	Single Family Residential	1452	3	2	\$1,050,000.00	12/28/2016	6300	426-192-05	1957
128	391		La Perle Pl	Costa Mesa	CA	92627	Single Family Residential	672	1	1	\$1,065,000.00	11/02/2016	7200	425-312-08	1948
129	152		Costa Mesa St	Costa Mesa	CA	92627	Single Family Residential	1141	3	1	\$1,100,000.00	12/19/2016	7983	426-032-01	1947
130	174		Buoy St	Costa Mesa	CA	92627	Single Family Residential	1668	3	2	\$1,110,000.00	12/06/2016	6495	426-193-04	1957
131	245		Virginia Pl	Costa Mesa	CA	92627	Single Family Residential	1691	3	2	\$1,120,000.00	11/18/2016	6664	426-071-13	1965
132	247		Rose Ln	Costa Mesa	CA	92627	Single Family Residential	1507	3	2	\$1,140,000.00	11/04/2016	6800	426-142-10	1955
133	389		Latitude	Costa Mesa	CA	92627	Single Family Residential	2148	4	3	\$1,155,000.00	11/15/2016	3632	425-192-28	2015
134	1283		Westreef	Costa Mesa	CA	92627	Single Family Residential	2093	3	2	\$1,175,000.00	11/29/2016	3528	422-325-13	2015
135	2729		Starbird Dr	Costa Mesa	CA	92626	Single Family Residential	3969	4	3	\$1,180,000.00	01/04/2017	6352	420-021-09	1975
136	219		Broadway	Costa Mesa	CA	92627	Single Family Residential	1127	2	1	\$1,190,000.00	11/14/2016	6561	425-402-19	1941
137	379	E	21St St	Costa Mesa	CA	92627	Single Family Residential	2811	4	2	\$1,199,000.00	12/02/2016	4036	426-232-44	1997
138	3041		Capri Ln	Costa Mesa	CA	92626	Single Family Residential	2740	4	3	\$1,256,000.00	01/10/2017	12600	139-461-06	1969
139	3041		Java Rd	Costa Mesa	CA	92626	Single Family Residential	2805	3	4	\$1,256,000.00	01/10/2017	9600	139-242-03	2005
140	466	E	18Th St	Costa Mesa	CA	92627	Single Family Residential	1275	3	2	\$1,310,000.00	11/15/2016	7508	117-332-27	2007
141	2322		Westminster Ave	Costa Mesa	CA	92627	Single Family Residential	1868	3	2	\$1,350,000.00	01/13/2017	8280	119-133-06	1956
142	478	E	20Th St	Costa Mesa	CA	92627	Single Family Residential	1967	4	2	\$1,395,000.00	12/21/2016	8200	426-252-01	1959
143	375	E	20Th St	Costa Mesa	CA	92627	Single Family Residential	1232	2	1.5	\$1,450,000.00	11/14/2016	8282	426-304-06	1950
144	407		Cabrillo St	Costa Mesa	CA	92627	Single Family Residential	2553	4	2	\$1,465,000.00	11/21/2016	8105	117-321-21	1955
145	336		Costa Mesa St	Costa Mesa	CA	92627	Single Family Residential	3987	4	4	\$1,975,000.00	11/10/2016	7950	426-292-14	2006
146	410		Walnut Pl	Costa Mesa	CA	92627	Single Family Residential	3605	4	2	\$4,446,000.00	01/24/2017	32504	426-313-08	1935

Median **\$754,500.00**
95% of Median **\$716,775.00**

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

07/21/2017

4. Applicant Identifier:

M-17-MC-06-0507

5a. Federal Entity Identifier:

M-17-MC-06-0507

5b. Federal Award Identifier:

M-17-MC-06-0507

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

CITY OF COSTA MESA

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

95-6005060

*** c. Organizational DUNS:**

0661480160000

d. Address:

*** Street1:**

77 FAIR DRIVE

Street2:

*** City:**

COSTA MESA

County/Parish:

ORANGE

*** State:**

CA: California

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

92628-1200

e. Organizational Unit:

Department Name:

DEVELOPMENT SERVICES

Division Name:

HOUSING&COMMUNITY DEVELOPMENT

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

MIKE

Middle Name:

*** Last Name:**

LINARES

Suffix:

Title:

CDBG/HOME COORDINATOR

Organizational Affiliation:

*** Telephone Number:**

714-754-5678

Fax Number:

714-754-4913

*** Email:**

mike.linares@costamesaca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME INVESTMENT PARTNERSHIPS

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

NA

Title:

NA

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

HOME FUNDS WILL BE USED TO PRESERVE, IMPROVE AND EXPAND THE CITY'S SUPPLY OF HOUSING FOR LOWER INCOME HOUSEHOLDS.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

46

* b. Program/Project

46

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2017

* b. End Date:

06/30/2018

18. Estimated Funding (\$):

* a. Federal

334,545.00

* b. Applicant

* c. State

* d. Local

* e. Other

157,745.00

* f. Program Income

25,000.00

* g. TOTAL

517,290.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mr.

* First Name:

THOMAS

Middle Name:

R.

* Last Name:

HATCH

Suffix:

* Title:

CITY MANAGER

* Telephone Number:

714-754-4956

Fax Number:

714-754-5330

* Email:

thomas.hatch@costamesaca.gov

* Signature of Authorized Representative:



* Date Signed:

7/6/17

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

07/21/2017

4. Applicant Identifier:

B-17-MC-060503

5a. Federal Entity Identifier:

B-17-MC-060503

5b. Federal Award Identifier:

B-17-MC-060503

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

CITY OF COSTA MESA

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

95-6005030

*** c. Organizational DUNS:**

0661480160000

d. Address:

*** Street1:**

77 FAIR DRIVE

Street2:

*** City:**

COSTA MESA

County/Parish:

*** State:**

CA: California

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

92628-1200

e. Organizational Unit:

Department Name:

DEVELOPMENT SERVICES

Division Name:

HOUSING & COMMUNITY DEVELOPMEN

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

MR

*** First Name:**

MIKE

Middle Name:

*** Last Name:**

LINARES

Suffix:

Title:

CDBG/HOME COORDINATOR

Organizational Affiliation:

*** Telephone Number:**

714-754-5678

Fax Number:

714-754-4913

*** Email:**

mike.linares@costamesaca.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

COMMUNITIY DEVELOPMENT BLOCK GRANT

*** 12. Funding Opportunity Number:**

NA

* Title:

NA

13. Competition Identification Number:

NA

Title:

NA

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG FUNDS WILL BE USED TO ADDRESS COMMUNITY NEEDS FOR LOWER INCOME COSTA MESA RESIDENTS.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

46

* b. Program/Project

46

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2017

* b. End Date:

06/30/2018

18. Estimated Funding (\$):

* a. Federal	996,235.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	150,000.00
* f. Program Income	0.00
* g. TOTAL	1,146,235.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

MR

* First Name:

THOMAS

Middle Name:

R

* Last Name:

HATCH

Suffix:

* Title:

CITY MANAGER

* Telephone Number:

714-754-4956

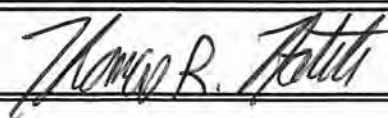
Fax Number:

714-754-5330

* Email:

thomas.hatch@costamesaca.gov

* Signature of Authorized Representative:



* Date Signed:

7/12/17

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

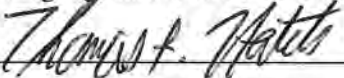
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

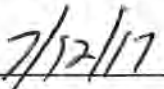
Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official



Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **2017**, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

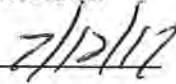
Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official



Date

City Manager _____

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official



Date

City Manager _____

Title